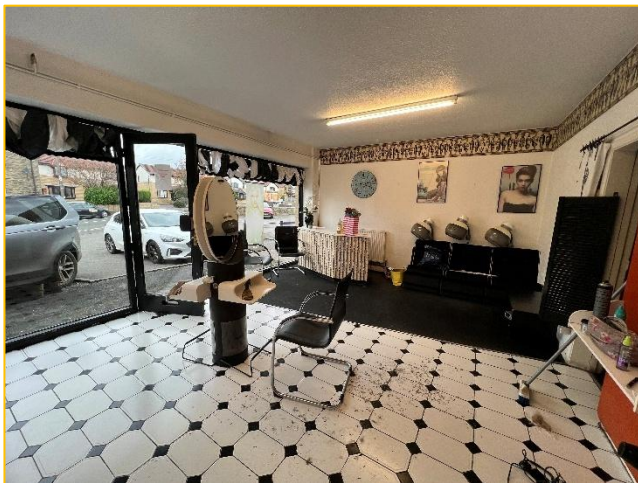


**78 Sunny Bank Road
Mirfield
WF14 0NL**

**Asking Rent:
£12,000 PA**



GROUND FLOOR RETAIL UNIT

38.18m² (411ft²)

- Prominent main road location
- Good display frontage
- On-site car parking

DESCRIPTION

The property comprises a ground floor retail unit fronting Sunny Bank road which is located on the outskirts of Mirfield Town Centre.

It has been used as an hair salon for a number of years and has good display frontage. The property provides sales accommodation of 411ft² plus a kitchen area and WC. The premises benefits from on street parking directly outside the shop front.

The property would suit the continuation of use as a hair salon or alternative retail/office uses, subject to planning.

LOCATION

The property is located fronting Sunny Bank Road which is a predominantly residential area. Sunny Bank Road leads into Mirfield Town Centre and other nearby towns.

Mirfield is a popular town benefitting from a range of amenities including independent occupiers, regional and national businesses.

ACCOMMODATION

■ GROUND FLOOR

Main Sales Area 30.08m² (323ft²)

Rear Sales Area 8.25m² (88ft²)

Plus Kitchen & WC

RENT

£12,000 per annum

RATEABLE VALUE

£7,600

The current Uniform Business Rate applied for the year 2025/26 is 49.9p/£. It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the Agents.

Jonathan Wilson MRICS

Jonathan.wilson@bramleys.com

Sheraz Muhammad

Sheraz.Muhammad@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a minimum term of 3 years, to incorporate 3 yearly rent reviews and be of effective full repairing and insuring terms with the tenant responsible for the interior of the property and the shop front, including plate glass.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

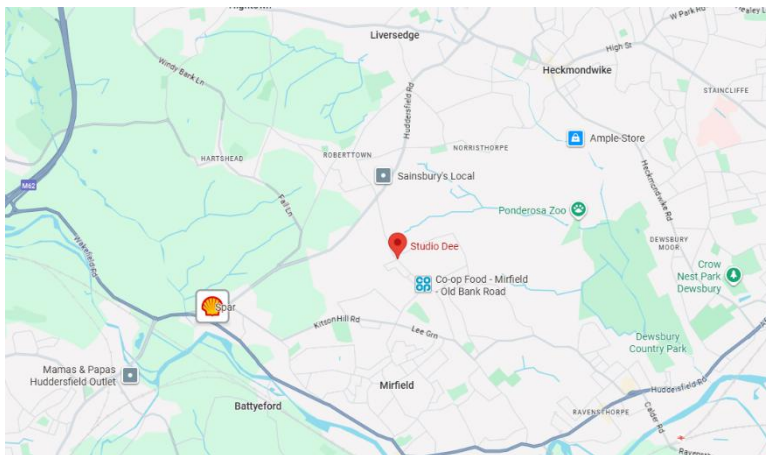
REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VAT

We understand that VAT is not chargeable on the property or rent.

EPC ASSET RATING: TBA



bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

INVESTMENT • INDUSTRIAL • OFFICE • LAND • RETAIL