

# bramleys

COMMERCIAL

# To Let

242 Oxford Road  
Gomersal  
Cleckheaton  
BD19 4RE

Rent: £500  
pcm



## TREATMENT/THERAPY ROOM

19.60m<sup>2</sup> (211ft<sup>2</sup>)

- Prominent main road location
- Fully furnished for treatment/therapy uses
- Suitable for alternative uses, subject to tenant's requirements

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## DESCRIPTION

The property comprises a two storey stone built commercial property which has been converted from a residential dwelling. The property has been configured to have a communal lobby/waiting room/reception with 3 units on the ground floor and 2 units on the first floor. The property benefits from having communal toilets and kitchen.

The ground floor includes a lobby area/Room 1, communal kitchen, toilets and two units towards the rear of the property with a back garden.

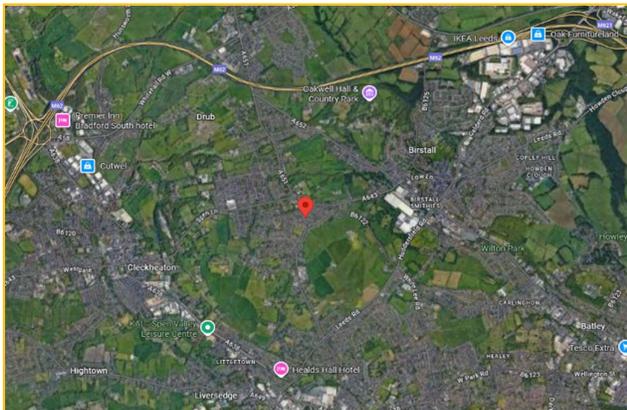
The upper floor also has a toilet with two separate units, one of which is currently let, with Room 5 currently being available to let.

The property is well positioned between Cleckheaton and Birstall allowing access to Junction 26 and Junction 27 of the M62 motorway network and has the benefit of good frontage onto Oxford Road.

## LOCATION

The property is positioned in a busy main road location and presents an excellent opportunity for investors to acquire premises in a good position in close proximity to Cleckheaton town centre and close to Junction 26 and 27 of the M62 motorway network, providing good connectivity to Leeds and Manchester.

This is an excellent location for commercial use, having a large residential community in the surrounding areas of Cleckheaton, Birkenshaw, Gomersal, Wyke and further afield.



## ACCOMMODATION

STOREY	AREA	Square Metre	Square Foot
Ground Floor	Shared Reception Area / Room 1	11.15m <sup>2</sup>	120ft <sup>2</sup>
	Room 2 – LET	11.15m <sup>2</sup>	120ft <sup>2</sup>
	Room 3 – LET	15.14m <sup>2</sup>	163ft <sup>2</sup>
	Communal kitchen		
	WC		
First Floor	Room 4 - LET	13.75m <sup>2</sup>	148ft <sup>2</sup>
	Room 5	19.60m <sup>2</sup>	211ft <sup>2</sup>
	WC		

## ASKING RENT

£500 per calendar month

## OUTSIDE

The property benefits from on street car parking at the front.

## RATEABLE VALUE & UNIFORM BUSINESS RATES

Ground Floor £3,700  
Part 1<sup>st</sup> Floor £1,425  
Part 1<sup>st</sup> Floor £1,350

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2025/26).

## REFERENCES

Prospective tenants are required to be referenced. If 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.

## VIEWING

Contact the Agents.

Jonathan Wilson  
[Jonathan.wilson@bramleys.com](mailto:Jonathan.wilson@bramleys.com)

Sheraz Muhammad  
[Sheraz.muhammad@bramleys.com](mailto:Sheraz.muhammad@bramleys.com)

## LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

## VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

## EPC

D Rating.

## 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:

- 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.
- 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

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