

**35 Commercial Street  
Brighouse  
HD6 1AF**

**Asking  
Price:  
£275,000**



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## RETAIL INVESTMENT OPPORTUNITY

**116.27m<sup>2</sup> (1,251ft<sup>2</sup>)**

- Currently let to MIND Charity with a passing rent of £21,500 per annum
- Prominent high street position in a sought after location

## DESCRIPTION

The property comprises a two storey commercial building in a corner position with return frontage which provides good quality sales accommodation to the ground floor and ancillary stores, staff accommodation and WC to the 1<sup>st</sup> floor.

The property is in a prominent position in the heart of this popular retail centre benefitting from frontage to Commercial Street with a return frontage to Market Street. Commercial Street benefits from high volumes of footfall and vehicular traffic with regular markets and events hosted by the town.

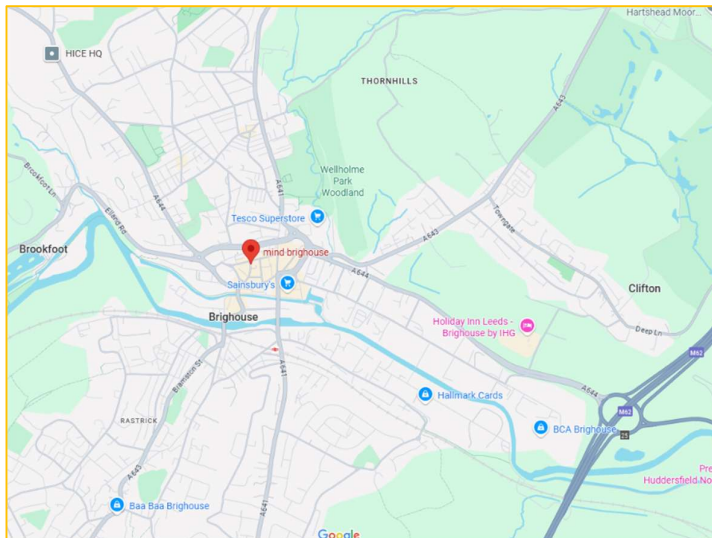
The nationwide charity, MIND charity, occupy 35 Commercial Street and are in an agreement to sign a new 10 year lease at £21,500 per annum..

## LOCATION

Commercial Street is the principal street in Brighouse and houses a number of different retailers from independent shops to national occupiers such as Dominos, Greggs, Superdrug, Boots, Costa Coffee and Specsavers. Brighouse also has the majority of large supermarkets serving the town with Tesco, Sainsburys and Lidl on the edge of the town with a newly built Aldi now located on Commercial Street.

35 Commercial Street is situated on the main high street, opposite to Dominos and Superdrug and adjacent to Papa Johns.

Brighouse is a market town in West Yorkshire situated within the Calderdale Metropolitan Borough. The town is approximately 4 miles east of Halifax, 10 miles north of Huddersfield and 17 miles southwest of Leeds. Brighouse benefits from being positioned alongside to Junction 25 of the M62 motorway providing links to major towns and cities.



## ACCOMMODATION

### GROUND FLOOR

Sales area & rear store 59.16m<sup>2</sup> (649ft<sup>2</sup>)

### FIRST FLOOR

Ancillary stores 57.11m<sup>2</sup> (614ft<sup>2</sup>)

### TOTAL

116.27m<sup>2</sup> (1,251ft<sup>2</sup>)

### ASKING PRICE

£275,000

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£13,250

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/55.5p (2025/26). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

### TENURE

Freehold

### VIEWING

Contact the Agents.

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George Aspinall

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### UTILITIES

The property benefits from mains electricity, gas and water supply which is connected to the main sewer network.

### TENANCIES

MIND Charity occupy the property and are in an agreement to sign a new 10 year lease at £21,500 per annum.

### VAT

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

### 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 in situ 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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