

**31 Northgate
Cleckheaton
BD19 3HH**

**Rent: £750 per
calendar month**



TOWN CENTRE RETAIL PREMISES

133.17m² (1,434ft²)

- Double fronted corner display windows with external security shutters
- Positioned adjacent to Greggs on the main shopping parade within Cleckheaton town centre
- Suitable for a variety of uses, including bar/restaurant, retail, salon or professional service uses, subject to planning.

DESCRIPTION

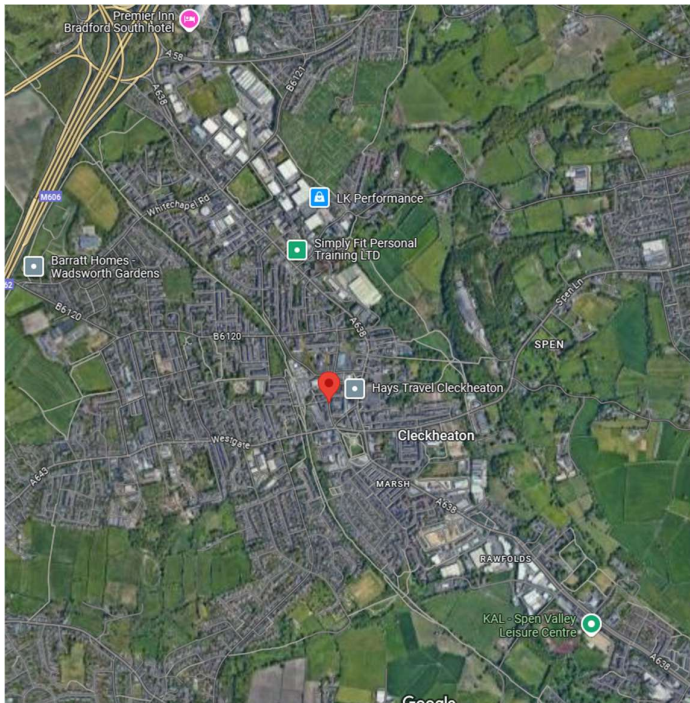
The accommodation comprises the ground & 1st floor of this 2-storey stone built commercial property situated within the centre of Cleckheaton adjacent to Greggs on the main retail parade of Northgate and the town centre.

The premises extend to 133.17m² (1,434ft²), having the benefit of 2 display windows, both having external security shutters and providing predominantly open plan accommodation, which is suitable for a variety of uses, including bar/restaurant, retail, salon or professional service occupiers.

The property benefits from a side entrance which leads to the back of the front sales area, rear sales area and the 1st floor.

The premises are situated in close proximity to public car parking and are available with immediate effect subject to agreement on lease terms.

Cleckheaton is a popular town centre with a loyal local customer base and offers a wide range of local amenities accommodating a mixture of local independent retailers and national retail occupiers alike.



ACCOMMODATION

GROUND FLOOR

Main Sales Area	40.77m ² (439ft ²)
Rear Sales Area/Office	16.60m ² (179ft ²)

FIRST FLOOR

Stores	75.8m ² (816ft ²)
WC	

Total **133.17m² (1,434ft²)**

OUTSIDE

The town centre benefits from free car parks, and there is also on-street car parking available within close proximity to the property.

RENT

£750 pcm (£9,000 per annum)

RATEABLE VALUE

£9,700

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (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

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.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys.com

George Aspinall

George.aspinall@bramleys.com

LEASE TERMS

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

LEGAL COSTS

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

VAT

VAT will not be charged on the rent.

EPC ASSET RATING: D

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

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