

**28 Peel Street
Marsden
Huddersfield
HD7 6BW**

**Rent: £800
per calendar
month**



GROUND FLOOR RETAIL PREMISES

33.4m² (360ft²)

With Basement 31.9m² (343ft²)

- Popular village centre location
- On-street car parking to the front
- Good display frontage
- Suitable for a wide range of retail and commercial uses, subject to planning

DESCRIPTION

The property occupies the ground floor of this two storey stone built inner terraced property positioned in a main retailing parade within the popular village of Marsden.

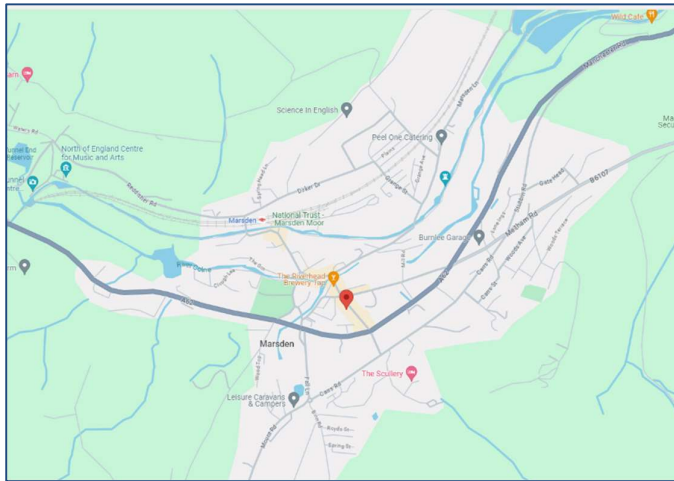
The shop has the benefit of good ground level display frontage and on-street car parking to the front.

Nearby occupiers include Boots the Chemist, an opticians, café and restaurant premises and a Cooperative supermarket, and the property would be suitable for a wide range of retail and other commercial uses, subject to planning.

LOCATION

Marsden is a village positioned within the Colne Valley approximately 7 miles to the southwest of Huddersfield town centre along the A62 Manchester Road, and has the benefit of train links to Leeds and Manchester being along the Transpennine railway line.

The property is in a parade of similar retail units fronting Peel Street in the centre of Marsden which is a village attracting good tourist visitation.



ACCOMMODATION

GROUND FLOOR

Sales area 33.40m² (360ft²)

BASEMENT

Storage 31.90m² (343ft²)

RENT

£800 per calendar month

RATEABLE VALUE & UNIFORM BUSINESS RATE

Shop and Premises £17,250

This will be charged back by the local Rating Office at the Uniform Business Rate of 54.6p (2024/25).

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

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George Aspinall

george.aspinall@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.

LEGAL COSTS

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

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: TBC

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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