

**11-15 Bridge Street
Lockwood
Huddersfield
HD4 6EL**

**Asking Rent:
£1,750
per calendar
month**



SUBSTANTIAL SHOWROOM PREMISES

Ground Floor 138.6m² (1,492ft²)

With Basement Stores

172.21m² (1,854ft²)

- Well positioned in an area generating high levels of passing vehicular traffic
- Car parking available nearby
- Suitable for a wide range of commercial, retail and showroom premises.

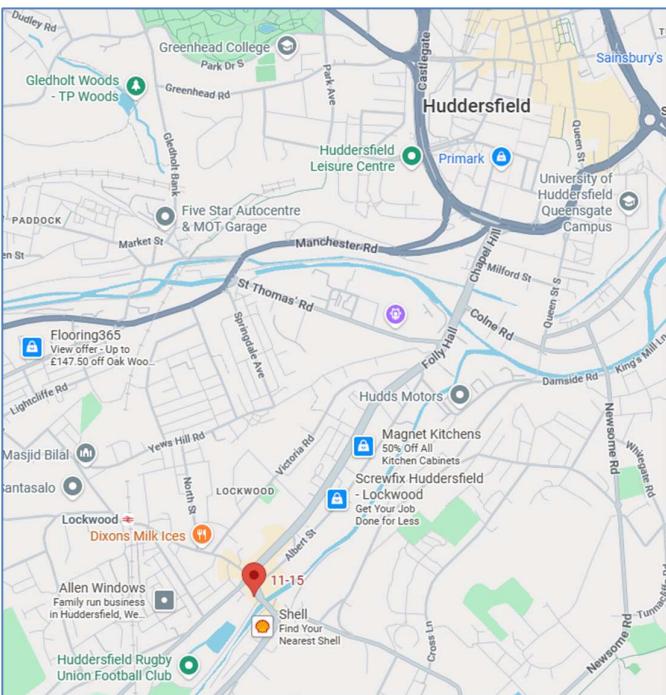
DESCRIPTION

The property comprises a showroom occupying the ground floor of this substantial three storey Grade 2 Listed building in the district of Lockwood.

The premises have been occupied as a showroom/trade counter for a workwear business and would suit occupancy by a similar business, or alternative retail and showroom premises, subject to the ingoing tenants requirements.

The ground floor extends to 1,492ft² and is divided into multiple sections and has the benefit of extensive basement stores with separate external access into the basement for loading purposes.

The property has multiple display windows and overlooks the newly developed pedestrianized area along Bridge Street. This is a busy centre with high levels of footfall and vehicular traffic approximately 2 miles from Huddersfield town centre.



ACCOMMODATION

GROUND FLOOR

Showroom accommodation 138.60m² (1,492ft²)

BASEMENT

Range of Stores 172.21m² (1,854ft²)

ASKING RENT

£1,750 per calendar month (£21,000 per annum)

RATEABLE VALUE & UNIFORM BUSINESS RATE

£15,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/55.5p/£ (2025/26).

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 sole agents:-

Bramleys

Sheraz Muhammad

Sheraz.muhammad@bramleys.com

Tel: 01484 530361

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.

The ingoing tenant will be responsible for reimbursing the landlord for the buildings insurance premiums – currently £140 per calendar month.

LEGAL COSTS

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

VAT

VAT is not chargeable on the property or rent.

EPC ASSET RATING: C.

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

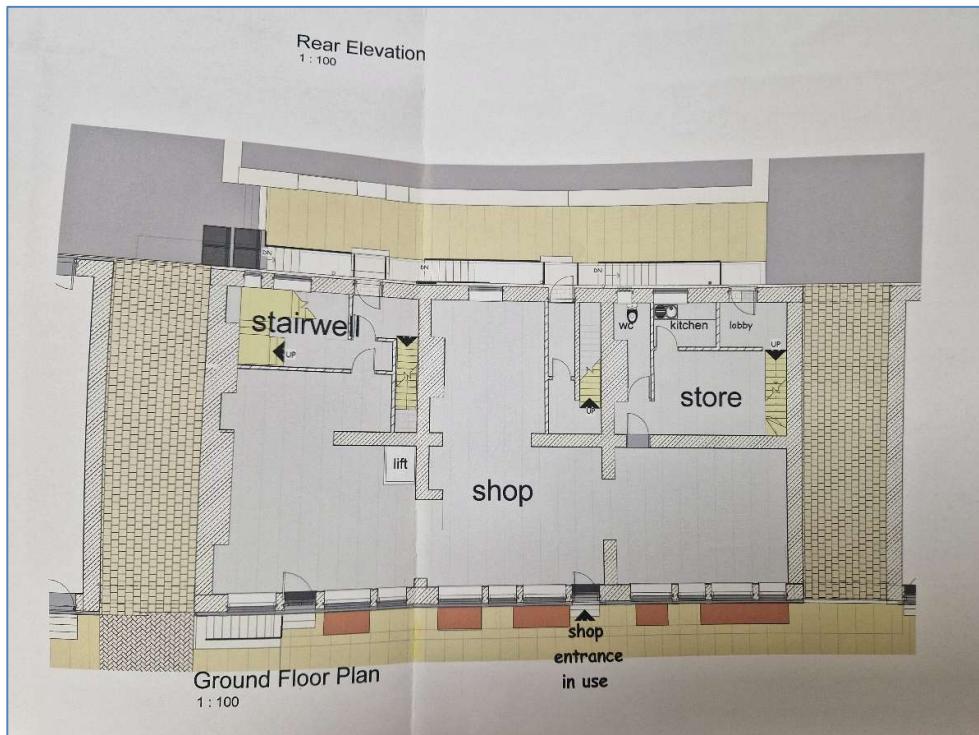
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