

# bramleys

COMMERCIAL

# To Let

**108 Huddersfield Road**  
**Mirfield**  
**WF14 8AF**

**Asking Rent:**  
**£8,600**  
**per annum**



## RETAIL UNIT

29.92m<sup>2</sup> (322ft<sup>2</sup>)

**With Basement Stores**

22.39m<sup>2</sup> (241ft<sup>2</sup>)

- Prominent main road location
- Good display frontage
- Popular town centre location

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## DESCRIPTION

The property comprises a ground floor retail unit fronting Huddersfield Road in the centre of Mirfield.

It has been used as an estate agency office for a number of years and has good display frontage, is finished to a good and modern standard internally with wood floors and suspended sectional ceilings. The property provides sales accommodation of 322ft<sup>2</sup> and with basement storage of 241ft<sup>2</sup>.

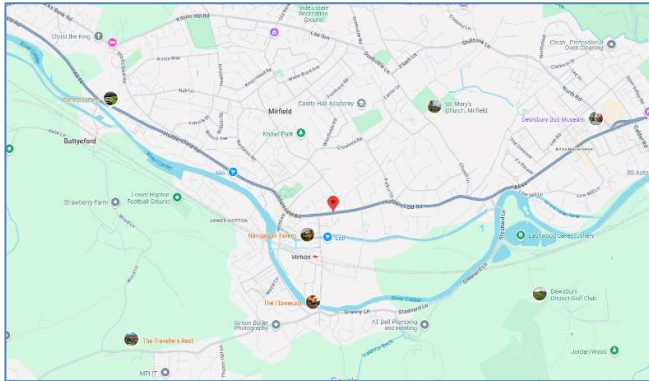
The property would suit the continuation of use as a professional service office or alternative retail uses, subject to planning.

## LOCATION

The property is located fronting the main Huddersfield Road in the centre of Mirfield within walking distance of the railway station, Lidl supermarket and Co-operative supermarket.

Mirfield is a popular town centre benefitting from a range of amenities including independent occupiers, regional and national businesses.

The property is close to the town's fire station and benefits from a high level of passing vehicular traffic and good pedestrian footfall.



## ACCOMMODATION

### ■ GROUND FLOOR

Sales Area 29.92m<sup>2</sup> (322ft<sup>2</sup>)

Basement Store 22.39m<sup>2</sup> (241ft<sup>2</sup>)

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### RENT

£8,600 per annum

### RATEABLE VALUE

£7,200

The current Uniform Business Rate applied for the year 2024/25 is 49.9p/£. It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

### VIEWING

Contact the Agents.

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

### LEASE TERMS

The property is offered by way of a new lease for a term of 6 years, to incorporate 3 yearly rent reviews and be of effective full repairing and insuring terms with the tenant responsible for the interior of the property and the shop front, including plate glass.

### LEGAL COSTS

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

### 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.

### VAT

We understand that VAT is not chargeable on the property or rent.

EPC ASSET RATING: C

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#### 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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