

bramleys

COMMERCIAL

To Let

**402 Bradford Road
Batley
West Yorkshire
WF17 5LZ**

**Rent: £850
per calendar
month**



HAIRDRESSING SALON/RETAIL UNIT

42.83m² (461ft²)

- Hairdressing Salon
- Suitable for alternative retail uses, subject to the ingoing tenants requirements
- Prominent main road position.

INVESTMENT • INDUSTRIAL • OFFICE • LAND • RETAIL

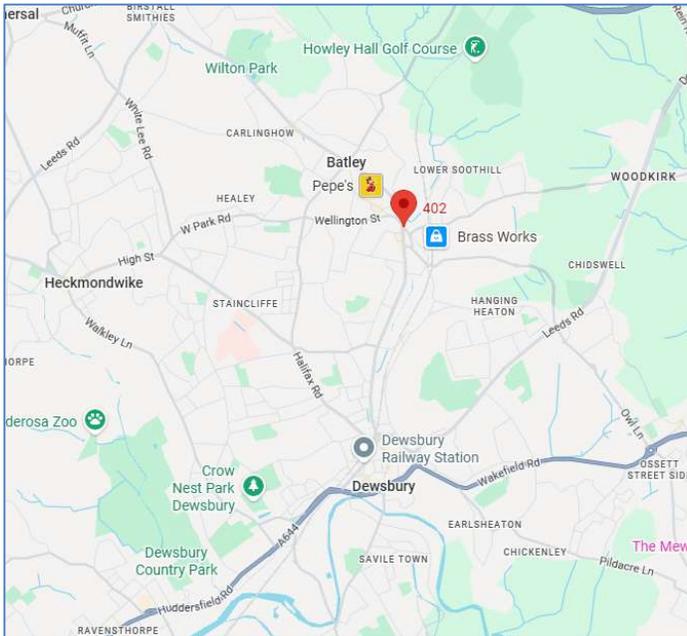
DESCRIPTION

The property comprises a stone built two storey inner terraced commercial property which has been long established as a hairdressing salon and provides floor space extending to 42.83m² (461ft²).

The premises are currently fitted out as a hairdressing salon and would suit the continuation of this use, or conversion into other uses, including beauty treatment room, or alternatively general retail use. Fixtures and fittings are available by separate negotiation.

LOCATION

The property is situated along Bradford Road on the outskirts of Batley town centre in a prominent main road position to the front of the car park which serves the Batley Mill Village, which is a popular retail destination in the local community.



ACCOMMODATION

GROUND FLOOR
Former Hairdressing Salon/Sales Area 22.02m² (237ft²)

FIRST FLOOR
Including partitioned Beauty Room,
Open Treatment Area and Store 20.81m² (224ft²)

WC with Low flush wc and wash basin

OUTSIDE

Car parking is available in the car park to the rear of the property.

RENT

£850 per calendar month

RATEABLE VALUE & UNIFORM BUSINESS RATE

£3,150

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 referended. 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 Wilson MRICS
Jonathan.wilson@bramleys.com

Sheraz Muhammad
Sheraz.Muhammad@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term of 5 years on full repairing and insuring terms. Alternative lease terms are available subject to negotiation and acceptance of tenants covenant strength.

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: Reassessed.

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

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

INVESTMENT • INDUSTRIAL • OFFICE • LAND • RETAIL