

**7 St Helen's Gate
Almondbury
Huddersfield
HD4 6SD**

**Rent:
£675 Per
Calendar
Month**



FORMER SALON SUITABLE FOR HAIR, BEAUTY OR ALTERNATIVE COMMERCIAL USES

37.40m² (403ft²)

- Popular village centre location
- Finished to a good modern standard
- Benefits from 1 car parking space and on-Street car parking

DESCRIPTION

The property comprises an attractive Grade 2 Listed two storey stone built terraced property positioned just off Westgate in the centre of Almondbury.

The property has most recently been used as a beauty salon and would suit the continuation of a similar use or alternative commercial uses, subject to the prospective tenants' requirements.

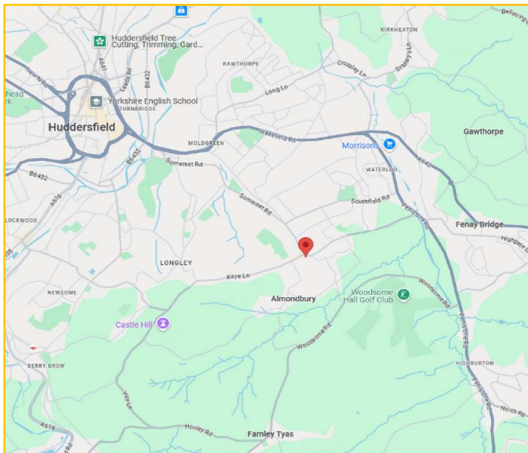
The accommodation extends across 2 levels with a ground floor salon/office area to the front and rear, and open plan salon area to the first floor.

The overall accommodation extends to 403ft².

LOCATION

Almondbury is a village approximately 1.5 miles to the southeast of Huddersfield and has an established local centre with a range of shops, surgeries, library and bus routes linking the village to the town centre.

The property is positioned along St Helen's Gate which is a turning off Westgate and has the benefit of 1 car parking space and on-street car parking to the front and nearby.



ACCOMMODATION

■ GROUND FLOOR	
Salon & Office	22.20m² (239ft²)
■ FIRST FLOOR	
Salon Area	15.20m² (164ft²)
WC	
TOTAL	37.40m² (403ft²)

OUTSIDE

The property benefits from 1 car parking space and on-street parking to the front of the property.

RENT

£675 per calendar month (£8,100 per annum)

RATEABLE VALUE & UNIFORMED BUSINESS RATES

£3,750

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

VIEWING

Contact the Agents.

George Aspinall
george.aspinall@bramleys.com

Jonathan Wilson BSc(Hons) MRICS
jonathan.wilson@bramleys.com

LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated on effective full repairing & insuring terms and incorporating 3 yearly rent reviews.

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.

LEGAL COSTS

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

VAT

VAT may be charged on the rent.

EPC ASSET RATING: tba

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

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