

**The Old Joiners Shop
Four Horseshoes Yard
Milnsbridge
Huddersfield HD3 4ND**

**Rent: £650
per calendar
month**



TWO STOREY REFURBISHED WORKSHOP PREMISES

87.4m² (941ft²)

- Drive-in loading door
- Popular industrial location
- Suitable for a wide range of commercial and industrial uses

DESCRIPTION

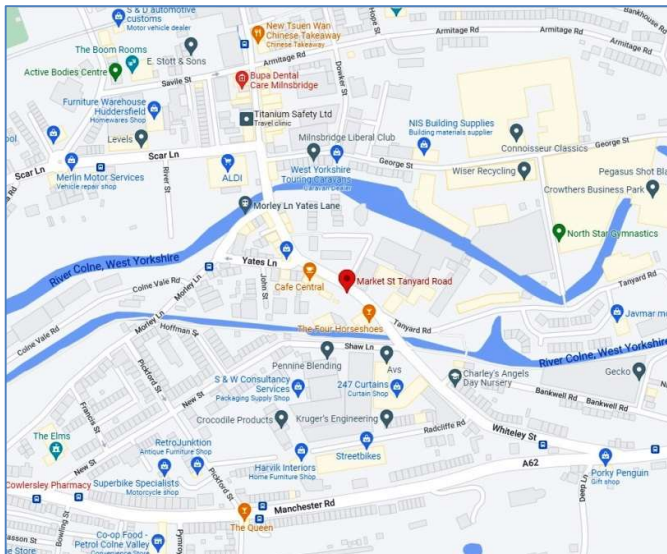
The property comprises a two storey stone built workshop constructed under a pitched concrete tile covered roof. The property benefits from having a ground floor drive-in loading door and provides good quality workspace to the ground floor with refurbished workshop/offices to the first floor.

The property has off road car parking to the front and is well positioned in a popular and accessible industrial location.

LOCATION

Milnsbridge is a popular district centre positioned approximately 3 miles to the west of Huddersfield town centre along the Manchester Road within the Colne Valley accommodating mainly local independent retailers.

The property is positioned off Market Street in the centre of Milnsbridge and forms part of a collection of small industrial workshop premises.



ACCOMMODATION

■ GROUND FLOOR	43.70m ² (470ft ²)
Including: Entrance Workshop WC	
■ FIRST FLOOR	43.70m ² (470ft ²)
Including: Workspace/Office Kitchenette	
Total	87.40m² (940ft²)

OUTSIDE

Off road car parking and loading to the front of the property.

RENT

£650 per calendar month

RATEABLE VALUE & UNIFORMED BUSINESS RATES

£2,950

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

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

George Aspinall
George.aspinall@bramleys.com

LEASE TERMS

The premises are 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.

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 property or rent and we 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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