

5a Railway Street
Cleckheaton
BD19 3HR

Rent
£10,200
per annum



TOWN CENTRE PREMISES

97.32m² (1,048ft²)

- Most recently used as a pilates studio
- The property offers 29.78m² (321ft²) of ground floor sales area with a further 67.55m² (727ft²) available at first floor level
- Suitable for a variety of retail, salon or processional service uses, subject to planning.

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DESCRIPTION

The accommodation comprises a two storey inner terrace stone built commercial building which extends over two levels and includes the first floor of the adjoining property.

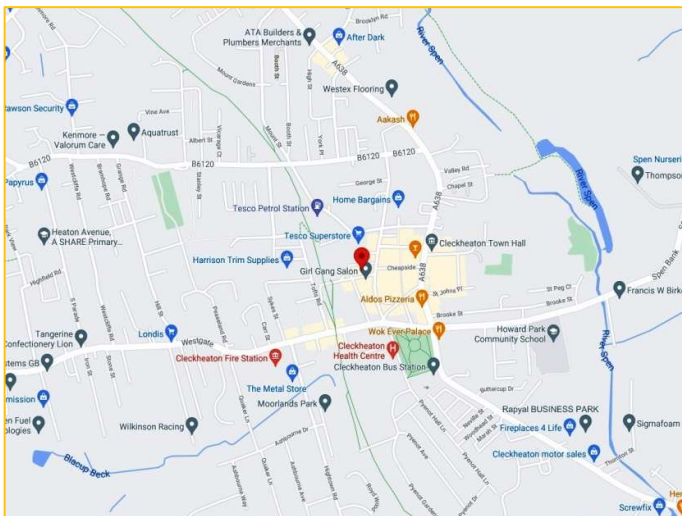
The ground floor extends to 29.78m² (321ft²), having a ground level display window with a further 67.55m² (727ft²) at first floor level providing a range of treatment rooms and salon area. The premises are finished to a modern specification and benefit from having modern light fittings and partially tiled floors.

Whilst the premises are currently occupied as a pilates studio and the property would suit the continuation of this use, it would also suit alternative uses, including hair & beauty salon, retail, coffee shop or office uses, subject to relevant planning consents.

The premises are situated in close proximity to public car parking and are available with immediate effect subject to agreement on lease terms.

LOCATION

Cleckheaton is a popular town centre with a loyal local customer base and offers a wide range of local amenities accommodating a mixture of local independent retailers and national retail occupiers alike.



ACCOMMODATION

GROUND FLOOR

Sales Area	16.85m ²	(181ft ²)
Rear Sales Area with partitioned Treatment room	12.93m ²	(139ft ²)

FIRST FLOOR

Treatment and waiting area	12.93m ²	(139ft ²)
Treatment Room	16.85m ²	(181ft ²)
Open plan treatment area	32.46m ²	(349ft ²)
Store & Kitchen	5.31m ²	(57ft ²)
WC area		

Total **97.32m² (1,048ft²)**

OUTSIDE

On-street car parking is available within close proximity.

RENT

£10,200 per annum

RATEABLE VALUE

£4,950

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 provide 2 trade references and 1 bank reference. 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 J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys.com

George Aspinall

george.aspinall@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on an effective full repairing and insuring basis to incorporate 3 yearly rent reviews.

LEGAL COSTS

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

VAT

VAT is NOT charged on the property or rent

EPC ASSET RATING: E

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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