

TO LET



1 Hall Street, Brighouse, HD6 1JY

Self-Contained First Floor Offices 2,036 sq ft (189.12m²).



- Town Centre Location
- Affordable Rent
- Refurbishment Options Available
- Low Commercial Rates Payable
- Self-Contained Accommodation
- Period Building

For more information,
contact Innova Property Consultants:

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Location

Brighthouse is located 1 mile north of J25 M62 providing motorway access to Greater Manchester and West Yorkshire.

The property is located to the rear of the Richard Oastler Public House (Wetherspoons) which is on Bethel Street with access to the Offices from Hall Street. The property is close to both the bus and rail stations and is surrounded by a mixture of commercial businesses.

We understand the premises are Grade II Listed

Description

The property comprises first floor office accommodation with direct, ramped access to a self-contained staircase leading from Hall Street. In addition there is a stair lift providing DDA access from ground to first floor

The accommodation is currently divided into 9 individual offices, complete with reception, stores, kitchen, male and female toilets and a separate DDA WC.

The offices are primarily carpeted with solid ceilings, strip lighting and electric storage heating.

The accommodation is in need of a degree of refurbishment, to bring it up to an acceptable occupational standard and the Landlord is prepared to look at refurbishment options depending upon a proposed Tenants requirements.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice based upon a net internal area (NIA) as follows:-

2,036ft²(189.12m²)

Planning

The premises have an existing office consent, however alternative uses subject to planning permission, may be available.

Lease Terms

The premises are available to let on flexible terms to be agreed on an internal repairing lease and service charge to cover common external repairs and maintenance.

The Landlord is prepared to undertake a refurbishment of the accommodation, subject to the agreement of a revised rent, length of lease and confirmation of the Tenant's covenant.

Rating

The premises have a current assessment as follows: -

Rateable Value	Estimated Rates Payable 2018/2019 pa
£12,750	c£3,500

Interested parties are advised to check with the Local Rating Authority for confirmation of the Rateable Value. Small Business Rates relief may be available.

Energy performance certificate

The premises have been independently assessed and certified as falling within the following bands:-

Address	EPC Band
1 Hall Street	G

We have been advised that the EPC rating can be improved to reach a rating of C, following a number of improvements to the premises, further details are available on request.

Services

Electricity, water and mains drainage are available.

Legal Costs & VAT

Each party to be responsible for their own legal costs. Any rents quoted are exclusive and subject to VAT.