

TO LET

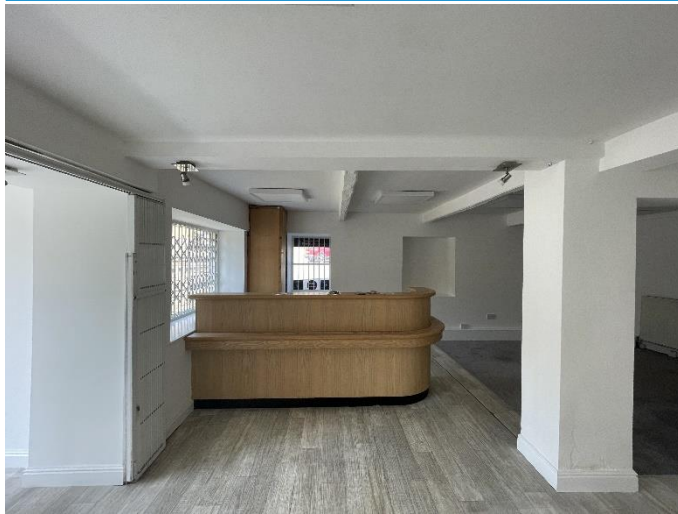
2 & 2a Parsonage Lane
Brighouse
West Yorkshire
HD6 1AU

- Prominent town centre unit
- Available due to relocation
- Ideally suited for professional or personal services businesses
- 744 ft2 (69.14 m2)



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2 & 2a Parsonage Lane
Brighouse
HD6 1AU



Location

The property is located with prominent frontage to Parsonage Lane, adjoining Commercial Street in Brighouse Town Centre. Brighouse is ideally located for access to the M62 motorway network located within 1 mile and is surrounded by the larger Towns of Huddersfield and Halifax.

Description

The premises comprises a two-storey stone-built property, under a pitch stone slate roof.

The accommodation is laid out over ground and first floors and has been used as an estate agent's office. The ground floor, with large display windows, currently provides reception/office area, whilst the first floor provides further office space and toilets.

The premises provide a modern working environment with LED lighting to the ground floor.

The layout and location of the premises lend themselves particularly well to service industry uses, whether that be personal services or professional services.

We understand that all electric, water and drainage are connected to the property. Please note that we have not tried and tested any of the services and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£775.00 Per Calendar Month Exclusive

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- Available due to relocation
- Ideally suited for professional or personal services businesses
- 744 ft² (69.14 m²)

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Ground Floor	424	39.42
First Floor	320	29.72
Total approximate NIA	744	69.12

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of The Rateable Value is currently assessed together with other premises and will require re-assessment upon occupation.

The occupier may qualify for discounted business rates, based on the current Small Business Rate Relief.

EPC

Available upon request.

Terms

The premises are available to let by way of a new tenant's Full Repairing and Insuring (FRI) lease, for a minimum term of 3 years.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is responsible for their own legal fees incurred in the transaction. The tenant's solicitor will be required to give an undertaking in respect of any reasonable legal fees incurred by the landlord, should the transaction become abortive.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 38942 Date: Sep-24



Walker Singleton
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