



To Let - Retail Opportunity

56 Huddersfield Road, Elland, HX5 0EZ

Property Features

- Prominent corner position with dual frontage
- Ground floor retail unit
- Elland town centre location
- Recent refurbishment
- New shopfront
- Suitable for a variety of uses—subject to Planning

Location

Located at the junction of Huddersfield Road and Catherine Street, facing onto the principle roundabout serving the town centre. The Property provides high visibility to potential occupants.

Elland has a population of 14,000 and is located 1 mile North of the M62. Brighouse is 2 miles East and Halifax 3 miles North. Nearby occupiers include B&M Bargains, Aldi and a number of local independent traders.

Description

The subject Property comprises a ground floor corner unit and return frontage within a two storey traditional West Yorkshire stone built building.

Accommodation

The subject property have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition); and extend to the following approximate Net Internal Area:-

	Sq Ft	Sq M
Total	1,446	134

Tenure

A new 10 year lease is available on an effective full repairing and insuring basis incorporating 5 yearly reviews to open market value. The rent is £25,000 per annum.

Rateable Value

We understand the premises are awaiting reassessment for Uniform Business Rates.

Use

The subject Property benefits from A1 (Retail) consent but would suit a variety of uses (Subject to Planning) such as retail, café or restaurant.

Legal Costs

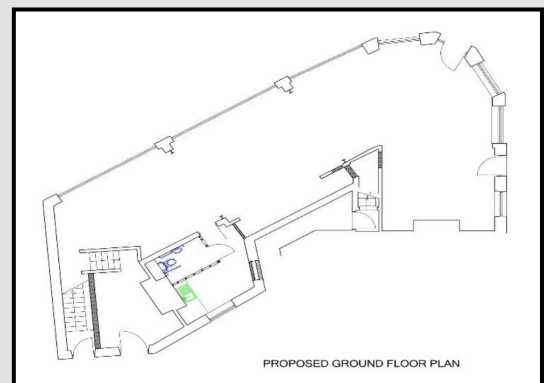
Each party to be responsible for their own legal and professional costs incurred in the transaction.

EPC

The property has been assessed with an EPC rating of D (79).

VAT

All prices quoted are exclusive of VAT which is payable at the prevailing rate.



Subject to Contract

June 2018

To Arrange a Viewing or for More Information:

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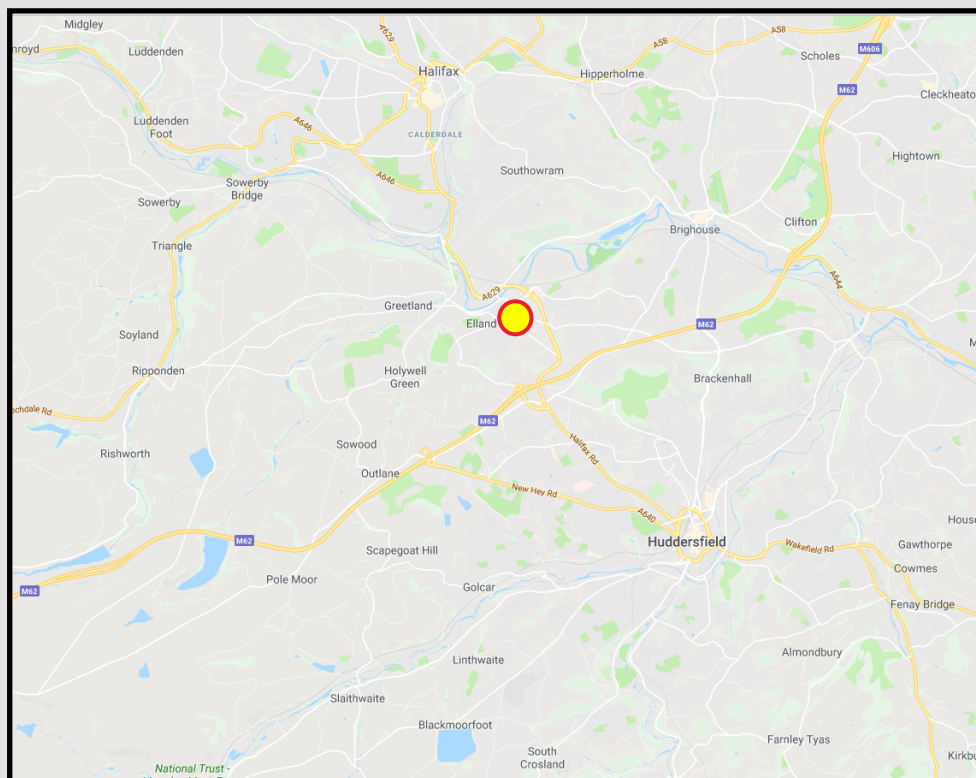
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Situation plan in relation Aldi and B&M



Location Plan—Elland in relation to Huddersfield and Halifax

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