

BRIGHOUSE • WELLINGTON HOUSE



LOCATION

Brighouse is a popular Town located in the heart of West Yorkshire approximately 4 miles east of Halifax.

Brighouse Town Centre is home to a complimentary mix of national and independent retailers including **Boyes, M&Co** and **Wilko**.

The subject property occupies a very prominent pitch on Briggate, opposite **Wilko's**. Other nearby occupiers include **Boots, Specsavers, Barclays** and **Totally Wicked**.

There is also a **new Costa Coffee**, located at the corner where Briggate meets Commercial Street, in view of the subject premises. This is expected to significantly boost and capture footfall in this part of the town centre.

There is a large **free car park** in close proximity.

ACCOMMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 1,313 sq. ft. (121.94 sq. m.)

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £15,000 per annum exclusive.

The Tenant will be liable for service charge and insurance costs. Further details are available upon request.

RATING

The premises will require re-assessing for rating purposes.

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – **0113 450 7000**

email anthony@rj-ltd.co.uk or lawrence@rj-ltd.co.uk

SUBJECT TO CONTRACT

PRIME SHOP TO LET

RAWSTRON JOHNSON RETAIL AND LEISURE PROPERTY CONSULTANTS

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