



# holroyd miller

Commercial



## TO LET

### FORMER CAFE, 13 HALIFAX ROAD, DEWSBURY, WF13 2JH

A PROMINENT MAIN ROAD UNIT LAST USED AS A CAFE/TAKEAWAY SHOP THAT WOULD SUIT A VARIETY OF USES. THE SPACE AMOUNTS TO 48 M<sup>2</sup> / 516 FT<sup>2</sup>.

## RENT £7,250 PA

01924 299494

## DESCRIPTION

This shop unit was last used as a cafe/takeaway and open ground floor space that would suit a variety of uses, subject to any necessary consents. The previous tenant is selling all fittings/equipment in the shop if needed. The unit amounts to 48m<sup>2</sup> / 516ft<sup>2</sup> and the substantial frontage has the benefit of electric security shutters.



## LOCATION

The unit fronts Halifax Road, a busy trunk road, on the fringe of Dewsbury town centre. With a prominent shop front the premises are highly visible to passing traffic and stand just a short distance from the recently built Kirklees College building. The train station is within a few hundred yards with train times to Leeds as short as 13mins and Huddersfield 11mins. Dewsbury is situated in the centre of West Yorkshire offering excellent access to the surrounding area.

## ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
Shop	With recessed entrance door and over 8m frontage.	41.1m <sup>2</sup> /442ft <sup>2</sup>
Ancillary Space	Comprising 2 partitioned off store rooms and a kitchenette/wash-up.	6.9m <sup>2</sup> /74ft <sup>2</sup>
WC	Low flush toilet.	
Rear Lobby	Rear entrance door.	
<b>FLOOR AREA</b>		<b>48m<sup>2</sup>/516ft<sup>2</sup></b>

## BUSINESS RATES

The property has a rateable value of £8,500 subject to change in April, which falls below the threshold of £12,000 and is eligible for 100% rate relief, subject to status. The standard rating multiplier for the year 2023/2024 is 51.2p in the pound (0.512). The small business multiplier is 49.9p in the pound (0.499).

Individual occupiers may also benefit from small business rate relief and transitional relief.

## VAT

We understand the property is not presently elected for VAT however the owner reserves the right to charge VAT should they choose to do so. All figures are quoted net of VAT.

## PLANNING

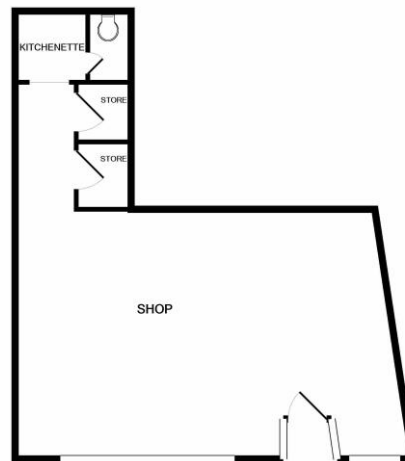
The last planning use is likely to fall within Class E of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves that their proposed use is acceptable by way of enquiry to the Local Authority, Kirklees Metropolitan District Council on 01484 211000, ask for Planning.

## TERMS

The unit is available on a new lease for a term of 3 years or multiples thereof at a rental of £7,250 per annum exclusive of outgoings. The tenant will be responsible for the maintenance of the unit and to contribute to the cost of maintaining buildings' insurance.

## LEGAL COSTS

The tenant will be responsible for the landlord's reasonable legal costs for preparation of the lease.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWING

By prior telephone appointment through the agents.

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or

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## ENERGY EFFICIENCY RATING

The property has an Energy Efficiency Rating of C54 and a full report is available on request.

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