

TO LET

Commercial Property

Milnsbridge, Huddersfield, Market Street

£1,500.00



TO LET

Features

Bedrooms: **6**

Bathrooms: **1**

Amenities

Central Heating

Recently Refurbished

En-suite Bathroom

High standard

Description

A rare opportunity to lease a substantial and versatile mixed use property in a prominent position on Market Street, Milnsbridge.

The property is available as one complete unit and comprises a modern ground floor commercial space with a large glazed frontage, providing excellent visibility from Market Street. The ground floor is currently arranged as an estate agency office and would be suitable for a range of professional, retail, beauty or service based businesses.

The upper floors provide six generously sized rooms together with a fitted kitchen and bathroom. This area is currently residential accommodation but may also offer potential for use as additional offices, consulting rooms, meeting rooms, treatment rooms, training facilities or staff accommodation, subject to any necessary planning permission and other consents.

The property may particularly suit:

- Estate or letting agencies
- Accountants, solicitors or financial advisers
- Recruitment and training companies
- Care or property management businesses
- Professional offices
- Retail or service based businesses
- Beauty, tanning or sunbed business
- Companies requiring offices with staff accommodation

Key features include:

- Prominent Market Street location
- Large glazed commercial frontage
- Spacious ground-floor office or retail area

TO LET

- Six additional rooms on the upper floors
- Fitted kitchen
- Bathroom with shower
- Flexible live/work potential
- Available as one complete property
- Suitable for offices, a sunbed or tanning business, and various other commercial uses, subject to the necessary consents

Rent: £1,500 per calendar month (£18,000 per annum).

Business rates, council tax, utilities and other occupational costs are payable separately where applicable.

Prospective tenants must make their own enquiries with Kirklees Council regarding planning permission, licensing, business use and business rates for their proposed use. Early viewing is highly recommended.

Floor Plan



TO LET

Gallery

