



Michael Steel & Co
PROPERTY CONSULTANTS

Staff Unaware

TO LET

HIGHLY PROMINENT CONVENIENCE STORE, RETAIL OR COMMERCIAL UNIT

**FENAY BRIDGE STORES, 13-17 PENISTONE ROAD,
FENAY BRIDGE, HUDDERSFIELD,
WEST YORKSHIRE, HD8 0AS**

101m² (1,088 sq ft)



- High profile ground floor convenience store with current sales circa £7,500 per week
- Potentially suitable for a variety of alternative retail, showroom, commercial or clinic uses (subject to requisite planning)
- Benefitting from significant frontage to the main A629 Penistone Road with car parking immediately to the front

0113 2348999

Location

The premises are situated with significant frontage to the main A629 Penistone Road only a short distance from the popular wine bar/restaurant Harveys. Fenay Bridge is an affluent part of Huddersfield being located approximately 4 miles from the town centre (the town centre is circa 3 miles from junction 23 (west only) and 24 of the M62) and 8 miles to junction 38 of the M1 (being approximately 4 miles from the subject property).

Description

The property comprises the ground floor only of a two storey stone built property. The first floor is self contained residential and the ground floor provides both retail and storage space.

Externally to the front of the property there is off street car parking which benefits the adjoining houses and the subject property. The ATM within the property is managed and maintained by a third party.

Accommodation

Retail/showroom area 74.79m² (805 sq ft)

The current convenience store is rectangularly shaped and provides relatively open plan accommodation with the service till overlooking the area. The store is split with aisles with perimeter shelving and the property does include CCTV, chest freezer, two open chillers, beer chiller with doors, walls and ice cream freezer, wine chiller and air conditioning.



Stores 26.27m² (283 sq ft)

The stockroom to the rear has basic kitchenette provisions and a toilet.

Gross Internal Floor Area 101.06m² (1,088 sq ft)

Services

We are advised the premises benefit from mains water, sewer drainage and electricity, in addition to individual appliances including lighting and air conditioning. However no tests have been carried out on any of the aforementioned appliances or services and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised the premises are assessed with a current rateable value of £5,600 (ground floor only).

The National Uniform Business Rate for 2019/20 is 49.1p in the £ ignoring transitional phasing relief and allowances to small businesses.

Planning

We understand the current planning use is A1 retail although the ground floor could be suitable for a variety of retail, showroom or commercial uses, subject to requisite consent.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority. Kirklees MC Tel: 01484 221000.

Energy Performance Certificate

The Energy Performance rating is C (63).

Existing Business

The business has been run by the current owners for 40 years and has an excellent local reputation. We are advised the business currently has a turnover of circa £7,500 per week and includes assistance of 4 part time members of staff (TUPE Regulations will apply to the transfer of any staff). The current owners will consider a sale of the business alongside the granting of a lease with a goodwill payment of £30,000 (including stock).

Lease Terms

The premises are made available by way of a new lease for either a convenience store or an alternative use for a period of 5 years, or multiples thereof incorporating 5 yearly rent reviews, with a commencing rent equivalent to £300 per week exclusive. The lease will be effectively full repairing and insuring.

VAT

The rent is quoted exclusive of VAT and will be charged if applicable.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
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Our Ref: 2909/A/M
October 2019

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.