



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

PROMINENT OFFICE/ COMMERCIAL PREMISES

**34 & 36 MARKET STREET, MILNSBRIDGE,
HUDDERSFIELD, WEST YORKSHIRE, HD3 4NL**

90 - 255m² (947 - 2,741 sq. ft)



- Former solicitors office and Bank premises – available as a whole or will split
- Conveniently located in the centre of Milnsbridge only a short distance off the main A62 Manchester Road
- Immediately available for occupation and potentially suitable for a variety of commercial, office or retail uses (subject to planning)

0113 2348999

Location

34/36 Market Street are situated in the centre of Milnsbridge, which is a village only a short distance from Huddersfield Town Centre. Milnsbridge is just off the main A62 Manchester Road and approximately 1.5 miles to the west of Huddersfield Town Centre in the affluent Colne Valley.

Market Street runs through the centre of Milnsbridge, with various commercial and retail occupiers including many independent businesses.

Description

34 & 36 Market Street comprises a former Banking Hall which is two storey with basement and has most recently been used as a solicitor's office. The premises currently comprise office accommodation with storage provision within the basement.

Accommodation

34 Market Street

Basement	28.32m ² (305 sq. ft)
Ground Floor	29.27m ² (315 sq. ft)
First Floor	31.31m ² (337 sq. ft)

Gross Internal Floor Area 88.9m² (957 sq. ft)

36 High Street

Basement	39.42m ² (424 sq. ft)
Ground Floor	62.31m ² (671 sq. ft)
First Floor	64.01m ² (689 sq. ft)

Gross Internal Floor Area 165.74m² (1,784 sq. ft)

Total Gross Area (34 & 36 ms) 89-255m² (957-2,741 sq. ft)

Services

We are advised the premises benefit from mains water, sewer drainage and electricity along with independent heating and lighting provision. However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

We are verbally advised by the Valuation Office website the premises are assessed as:-

34 Market Street	RV £3,650
36 Market Street	RV £6,200

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

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

Energy Performance Certificate

Both properties have EPCs and their ratings are as follows:-

34 Market Street	E (109)
36 Market Street	D (89)

The EPCs are available upon request.

Lease Terms

The whole of the premises are offered by way of a new lease for a period of years to be agreed, incorporating three yearly rent reviews on an effectively full repairing and insuring basis. Alternatively, applications will be considered to let separately 34 and 36 Market Street.

Rent

£20,750 per annum exclusive, or alternatively if split:-

34 Market Street	£160 per week exclusive
36 Market Street	£260 per week exclusive

The rent is payable quarterly in advance by direct debit/standing order.

Price

The landlords have indicated they will consider a sale of the whole premises in the region of £250,000.

VAT

All rents and prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

In the event of a letting, the ingoing tenant is 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
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 3575/A/M
September 2024

Subject to Contract



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www.michaelsteel.co.uk

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.