



# BOULTONS



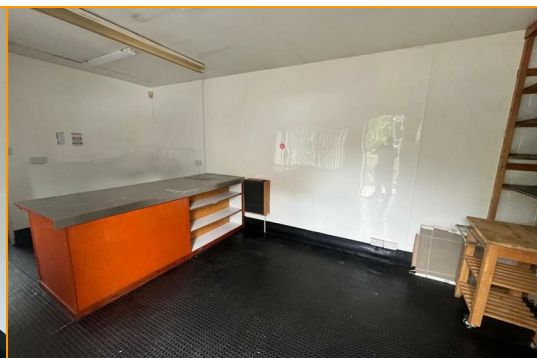
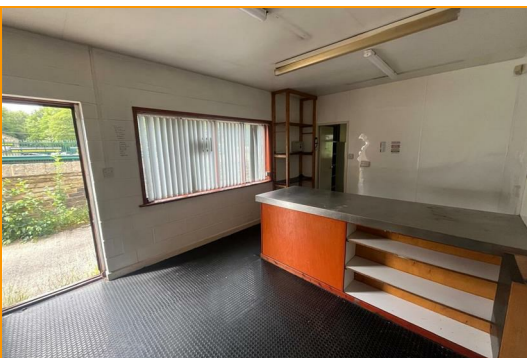
## Bridge Street

Lockwood, Huddersfield, HD4 6EL

£500 Per Calendar Month



A DETACHED single storey commercial premises SUITABLE FOR A VARIETY OF USES SUBJECT TO PP. Located on the outskirts of TOWN off a main arterial road with a previous use as a preparation kitchen and previous to that a workshop and premises. All laid out on one easy level and with OFF ROAD PARKING AT THE FRONT.





**MAIN AREA/KITCHEN & W.C 26'7" x 11'1" (8.10 x 3.38)**  
An overall measurement. All laid out on the ground floor and including the kitchen area and a W.C.

**TERM**  
The premises are available by way of a full repairing lease for a term of 3 years or multiples thereof.

**RATES**  
Rateable Value: £1,350

**USE**  
The property has been used as a Workshop and Premises in recent times.

**SERVICES**  
Applicants should satisfy themselves in respect of the services within the building as no guarantee or warranty can be given as to their suitability or effectiveness.

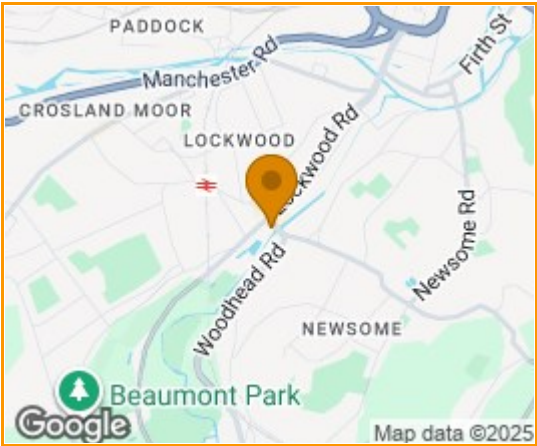
**LEGAL COSTS**  
The in-going Tenant is to be responsible for the Landlord's costs in respect of the preparation of the lease and its counterpart, capped at £500.

**APPLICATIONS**  
To apply for the property please write to or email Boultons, 54 John William Street, Huddersfield, HD1 1ER  
Applications are subject to a £150.00 inc VAT application fee.

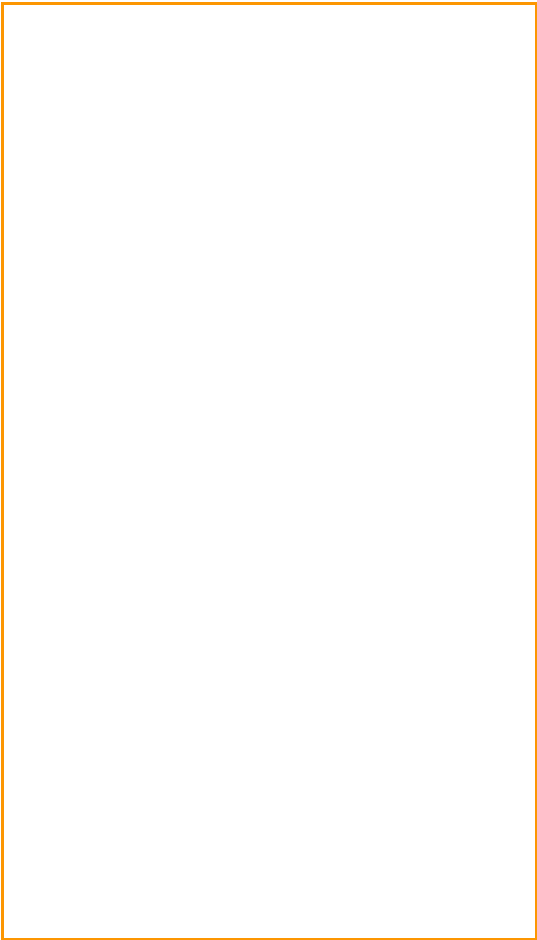
**VIEWINGS**  
By appointment with Boultons Estate Agents accompanied viewing service. Please telephone 01484 515029.

**BUSINESS RATE RELIEF**  
Your business may be eligible for small business rate relief. You would need to make your own enquiries regarding this with the Councils Business Rates department on 01484 414941.

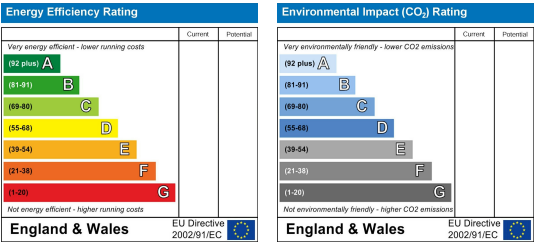
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.