

# FOR SALE / TO LET

- Town Centre location
- Vacant ground floor with basement retail opportunity
- GF Sales - 2,287 sq.ft (212.46 sq.m)
- GF Retail available to let at £17,500 pax.
- FF self-contained late bar recently renewed for 9 year term with £12,000 annual income – 2,500 sq. ft (2,500 sq. m)
- First Floor holds only late licence within the town
- Freehold price £250,000 plus VAT



**TOWN CENTRE RETAIL UNIT/NIGHTCLUB— 5,537 sq.ft.**  
**10 NORTHGATE, CLECKHEATON, BD19 5AA**

## LOCATION /SITUATION

Cleckheaton is a town with a rich industrial history, surrounding natural beauty and convenient access to urban amenities. The town is in the metropolitan borough of Kirklees and is located within 1.3 miles (2km) of the M62 and M606. It is well-connected by road and public transport to nearby cities; Leeds 11 miles (17km) northeast, Bradford 6 miles (9.6km) north and Huddersfield 8 miles (12.8km) south. Cleckheaton has a population of 17,187 (2021 Census).

The property is located on Northgate, one of the town's main retail thoroughfares, comprising a mix of both local and national retailers, such as Oxfam (directly adjacent), Skipton Building Society and Greggs. The street provides pedestrian access to Tesco Superstore, the town's main supermarket encouraging nearby footfall. The property is conveniently located within a short (4 min) walk of Cleckheaton Bus Station.

## DESCRIPTION

A two-storey property with an attractive stone frontage and a slate roof.

The ground floor provides a well-configured large space with good basement storage and rear access. The first-floor self-contained late bar has private pedestrian access from Northgate and has an open plan configuration with additional office and beer cellar well-suited to its current use. The nightclub currently holds the only late licence fee within the town, setting it apart from any competitors.

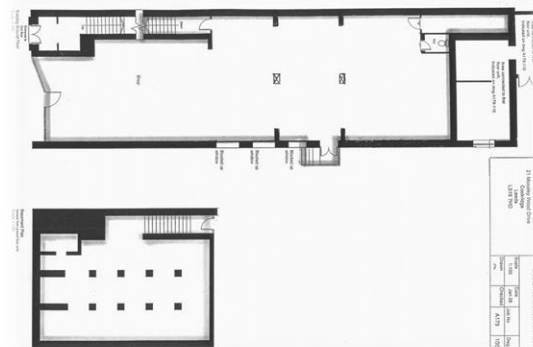
## TENANCY

The first-floor has been established as a music and events venue for many years. It is let to The Loft (Cleckheaton) Ltd for a recently renewed term of 9 years commencing 4<sup>th</sup> May 2023 at a rental of £12,000 pax on an internal repairing an insuring basis with some repair obligation to common parts. There is provision for a Rent Review on 4<sup>th</sup> May 2028.

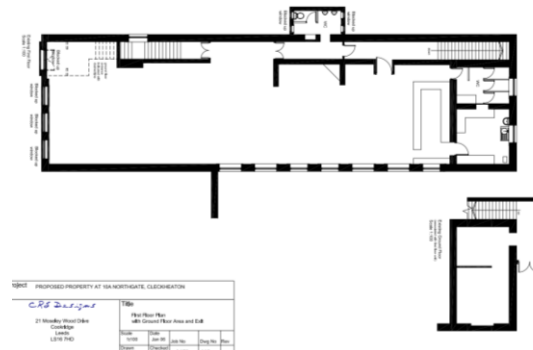
## ACCOMMODATION

We understand the property has the following approximate Net Internal Floor Areas:-

Internal Width	6.92m	22'9"
Shop Depth	27.34m	89'9"
Ground Floor Sales	212.46 sq. m	2,287 sq. ft
Basement	69.70 sq. m	750 sq. ft
First Floor (Self- contained late bar)	232.3 sq. m	2,500 sq. ft
<b>TOTAL NIA</b>	<b>514.46 sq. m</b>	<b>5,537 sq. ft</b>



Ground Floor with Basement Floorplan



First Floor Floorplan

## FREEHOLD PRICE / LEASE TERMS

We are seeking offers in the region of **£250,000 (two hundred and fifty thousand)** subject to contract and exclusive of VAT.

Alternatively, the client would consider letting the ground floor and basement on a new full repairing and insuring lease at a rent of **£17,500 per annum exclusive** for a term of years to be negotiated, subject to five yearly rent reviews

## EPC

The premises have the following Energy Performance Certificate ratings:-

10 Northgate – Retail premises - B(48)

10a Northgate - Self-contained nightclub - D(88)

A copy of the certificate is available on request.

## RATEABLE VALUE

We understand the property has the following Rateable Values: -

10 Northgate – Retail premises – £21,750

10a Northgate - Self-contained nightclub - £8,500

Interested parties are advised to make their own enquiries with the relevant rating authority with regard to rates payable.

## VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to, VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## FURTHER INFORMATION



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### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.