

# FORMER COFFEE SHOP TO LET



24 High Street, Clayton West, Huddersfield, HD8 9PD



- 302 sq ft ( 28 sq m)
- On street car parking
- Fitted counter
- Just a short walk from local school
- Wc facilities

## DESCRIPTION

This is a compact ground floor shop unit which until recently has been utilised as a coffee and cake shop. The property would therefore suit a similar user or anyone who would benefit from having a small retail unit in this popular village location.

## LOCATION

The property occupies a very prominent location situated in a small parade of shops in the heart of this popular village, close to the local school which provides good footfall.

## ACCOMMODATION

**16ft 2in x 18ft 8in = 302 sq ft**  
Plus Wc facilities



## SUMMARY

|                                    |   |
|------------------------------------|---|
| <b>RENT</b>                        | £6,500 per annum  |
| <b>LEASE</b>                       | Full Repairing and Insuring   |
| <b>RATEABLE VALUE</b>              | £2,850  |
| <b>SMALL BUSINESS RATES RELIEF</b> | Applicable. For more information, please contact the local authority on 01977 727121. |
| <b>VAT</b>                         | Applicable.   |
| <b>LEGAL FEES</b>                  | Each party is responsible for their own legal costs.                                  |
| <b>EPC</b>                         | C-70  |

## VIEWINGS & FURTHER ENQUIRIES



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## GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created October 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.