

**LET AGREED**

## **COMMERCIAL SHOP**

**Huddersfield, Bow Street**

**£600.00**



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## Description

### Key Features

Busy roadside position  
Large amount of passing trade  
Suitable for most trades (subject to any necessary planning)  
Viewing Recommended  
Rent £600 Per Calendar Month  
Walk away in to Town Centre  
Minutes walk from other amenities  
Ideal for any new or existing Buissness

### Property Description

CLOSED TAKE AWAY / VACANT UNIT in Huddersfield to Let.

Situated on this very busy roadside position which is highly visible and benefits from a large amount of passing trade seven days per week. With the local colleges near by along with the Kirklees leisure centre just a couple of minutes walk away, it is subject to a lot of trade passing along with this being close to other amenities and large populated area which allows any potential person or buissness to benefit from all aspects of trade.

Currently traded was a takeaway/pizzeria

The existing tenant is closing after many years here. The majority of equipment is still within the unit.

The premises would be suitable for most trades (subject to any necessary planning).

We highly recommend a viewing at this property for any use.

New three to five year lease available with a rent of initial rent set at £600 per calendar month.

EPC RATING - C

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## Nearby

Kirklees Leisure Centre  
 Greenhead College  
 Town Centre  
 Large Populated Area  
 Areas Easily Accessible - Marsh, Lockwood, Birkby, Edgerton, Almondbury.

## Gallery



### How this property compares to others

Properties similar to this one could have ratings:

If newly built

16 A

If typical of the existing stock

46 B

### Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	392.81
Primary energy use (kWh/m <sup>2</sup> per year)	2324

### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([energy-certificate/5675-5539-3056-6169-5902](#)).

### Energy performance certificate (EPC)

1 Bow Street Springwood HUDDERSFIELD HD1 4EX	Energy rating <b>C</b>	Valid until: 29 May 2032
Certificate number: 2235-7753-9287-9612-7741		

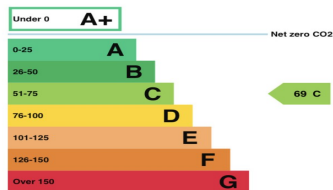
Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways  
 Total floor area 59 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### Who to contact about this certificate

#### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name Easy EPC

#### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Stroma Certification Ltd  
 Assessor's ID STRO033771  
 Telephone 0330 124 0600  
 Email [certification@stroma.com](mailto:certification@stroma.com)

#### About this assessment

Employer Easy EPC  
 Employer address First Floor, 12 Albion Street, Brighton, BN2 9NE  
 Assessor's declaration The assessor is not related to the owner of the property.  
 Date of assessment 30 May 2022  
 Date of certificate 30 May 2022