

## 2 Northgate, Cleckheaton, BD19 5AA

# On the instruction of Barclays Bank

### Location

Cleckheaton is situated south of Bradford, east of Brighouse and south west of Leeds. The property is located at the southern end of the prime retail pitch in the town and benefits from a prominent corner position.

### Accommodation

The property is a prominent character building arranged over Ground and First floors.

Description	Sq ft	Sq m
Ground Floor	1,748	162.39
First Floor	226	21
<b>Total</b>	<b>1,974</b>	<b>183.39</b>

### Rent

£18,500 per annum

*exclusive of rates, service charge and VAT (if applicable).*

### EPC

This property has been graded as D (96).

### Tenure

Held by way of a Full Repairing and Insuring lease until 01/08/2026. The lease benefits from a tenant only break on 01/08/2021. There is a rent review on 29/09/2021.

Available by way of an assignment.

### Legal Costs

Each party to bear their own associated legal costs.

### Rates

Zero rates payable until 1st April 2021 as a Government tax break following the Covid 19 Pandemic. Prior to that:

Rateable Value - £17,500

Rates Payable - £8,732.50 per annum



### Viewing & Further Information

Viewing is strictly by appointment with:

**Roger Kemp**

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