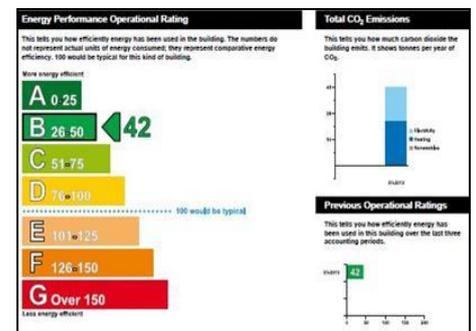


## Marsden Mechanics, Peel Street, Marsden, Huddersfield, HD7 6BW



- Village Centre Office or Business Space
- 37.81 Sq M (407 Sq Ft)
- Community Environment
- Private Room
- Shared Facilities & Common Areas
- Service Charge to Cover Business Rates, Utilities & Shared Facilities



**TO LET: £5,200 Per Annum, Exclusive**

Sales | Lettings | Lease Renewals | Rent Reviews

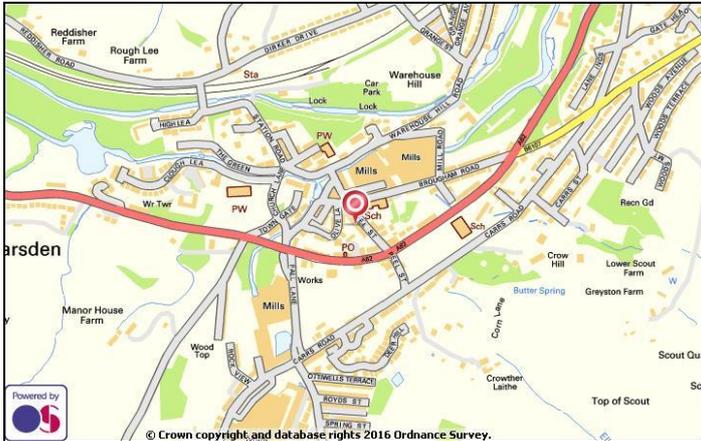
Acquisitions | Commercial/Residential Valuation & Surveys

General Lease Advisory | Property Management

## LOCATION

The Marsden Mechanics Institute is situated in the centre of the village of Marsden at the junction of Peel Street and Brougham Road and facing Market Place. Surrounding businesses include the Co-op, Marsden Moose, Enjoy Art, Cubecure and Mozzarellas.

The village, with a population of some 4,500, is situated at the head of the Colne Valley on the West Yorkshire side of the Standedge Pennine crossing surrounded by the National Trust Marsden Moor Estate. A former centre of wool and cloth production it is now a mainly residential village with increasing levels of tourism and a small commercial sector. It lies on one of the main trans Pennine transport routes, the Pennine Way runs just to the west of the village and the Huddersfield Narrow Canal and Standedge Tunnel have re-opened to navigation adding to the village's attractions. The surrounding centres of Oldham and Huddersfield are easily accessible via the A62 and Marsden Railway Station has an hourly daytime train service to both Huddersfield and Manchester.



## DESCRIPTION

The Mechanics is a multiple use community facility incorporating Marsden Library, Hall and function suite along with meeting rooms and offices. The available space is a private, former meeting room, on the ground floor. It has fenestration to 2 sides and is easily accessible from the main entrance and foyer. There are also shared toilet facilities and a small kitchen on the ground floor.

## ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Professional Statement and the net internal floor area is as follows:

**37.81 Sq M (407 Sq Ft)**

## SERVICES

We understand that all mains services are connected to Marsden Mechanics and that there is a gas fired central heating system serving radiators throughout.

## TERMS

The former meeting room is available for business usage under the terms of a new lease for a period to be agreed.

## RENT

£5,200 per annum, exclusive.

## SERVICE CHARGE

A service charge will be made, in addition to rent, to cover the cost of lighting, heating, electricity, use of shared facilities, business rates and buildings insurance.

## LEGAL COSTS

The Tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation of the lease documentation in this matter.

## BUSINESS RATES

Marsden Mechanics is assessed as a whole and therefore, business rates are included in the Service Charge.

## LOCAL AUTHORITY

Kirklees MBC, Civic Centre, Market Street, Huddersfield, HD1 2YZ.  
(t) 01484 414 941 (w) [www.kirklees.gov.uk](http://www.kirklees.gov.uk)

## VAT

The rent and service charge are quoted exclusive of, but may be subject to VAT.

## VIEWING

Please contact the office on 0161 660 3101 to arrange a viewing of the property, or alternatively email one of the surveyors listed below.

## SURVEYORS DETAILS

Chris Breakey  
E: [chris@breakeynuttall.co.uk](mailto:chris@breakeynuttall.co.uk) M: 07772 276 336

## TENANT NOTE:

The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement. The Code is available at [www.bpf.org.uk](http://www.bpf.org.uk)

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract JB/CMB/A493 January 17

12 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

T | 0161 660 3101 F | 0844 858 8214 E | [info@breakeynuttall.co.uk](mailto:info@breakeynuttall.co.uk) W | [www.breakeynuttall.co.uk](http://www.breakeynuttall.co.uk)

**Important Notice:** Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. (4) measurements and floor areas are given as a guide and should not be relied upon. (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. (6) circumstances may change beyond our control after the publication of these particulars.