bramleys

commercial & industrial surveyors
auctioneers & property management consultants
St Georges Square, Huddersfield HD1 1JF
(Huddersfield) info@bramleys1.co.uk
Halifax, Elland, Mirfield and Heckmondwike

Sequential Test Assessment Relating To:-

The Former George Inn, George Street, Kirkburton, Huddersfield, HD8 0SF

Prepared by Alex J McNeil MRICS – RICS Registered Valuer

RICS No. 0090700

25 November 2020

25 November 2020

our ref: AJM/JT/VAC0935

your ref:

Dear Sirs

Property: The Former George Inn, George Street, Kirkburton, Huddersfield, HD8 0SF

1.0 INTRODUCTION AND CONFIRMATION OF INSTRUCTIONS

1.1 I refer to recent instructions dated 19 November 2020 requesting Bramleys LLP to undertake a Sequential Test Assessment with regards to the above property.

1.2 I am informed the report is required to provide support to a planning application that is to be submitted for a change of use of the property from a public house which is now a Sui Generis use to a restaurant which is an E class use as defined by the new Use Classes Order that came into effect on 1 September 2020.

1.3 The report has been carried out by Alex McNeil MRICS, a partner in Bramleys which is an LLP that operates as commercial and residential estate agents, valuers and chartered surveyors within the Kirklees and Calderdale area. This report is produced by a chartered survey who has operated within this area since 1985 and as a chartered surveyor since 1990 and regularly carries out valuations and appraisals of commercial premises throughout the West and South Yorkshire areas which includes Kirkburton.

1.4 It is confirmed that Bramleys LLP do currently act on behalf of the Client with regards to the proposed letting of the property, although do not regard this has resulted in any material conflict of interest.

2.0 SYNOPSIS

2.1 The Client has recently acquired the George Inn with vacant possession with the business having ceased trading, together with the attached former forge building which is attached and had been used as storage accommodation in conjunction with the public house.

2.2 The Forge is a Grade II listed building and the property is located within a conservation area. Planning permission and listed building consent has recently been obtained for the conversion of the former forge into retail premises which will fall within the E class.

2.3 The former public house has been vacant for a considerable time, however, there is now interest from a prospective tenant to convert the building from a public house into a restaurant. I am informed that the local planning authority have indicated that the property is not within the area deemed to be within the district centre and, therefore, a Sequential Test Assessment in order to determine the demand for premises with an E planning use which includes restaurants in the context of current availability within the area is required to support the planning application.

3.0 THE PROPERTY

3.1.0 Description and Age

3.1.1 The property is a mid-terraced building providing principal accommodation arranged over two floor levels with single storey projections to the rear. The double-fronted building is estimated to have been constructed around 175 years ago and external elevations are of stone solid wall rubble-filled design tied laterally by way of through stones and is part rendered to the face.

3.1.2 The roof is a conventional pitched structure overlaid with stone slates and there are stone-built chimney stacks.

3.1.3 There are stone-built single storey extensions to the rear.

3.2.0 Accommodation

3.2.1

Ground Floor NIA	1,406 ft^2
First Floor NIA	1,041 ft^2
Total NIA:	2,447 ft^2 / 227 m^2

3.3.0 Site

3.3.1 The property occupies a relatively confined plot and has been measured using Promap and extends to approximately 197 m^2. The footprint of the building extends to 170 m^2 and the building has a frontage onto George Street of 13.25m and a depth of 15.15m.

3.3.2 The building is street-lined to the front and there is a small yard to the rear. There is no on-site car parking, although there is some on-street parking on George Street to the front of the property. There is a yard to the rear where refuse bins can be stored.

4.0 DEVELOPMENT PROPOSALS

4.1 The property is a vacant former public house with living accommodation above. It is proposed that the property is to be re-modelled and converted into a restaurant with ancillary accommodation.

5.0 PLANNING

5.1 The building is not listed, although is attached to a listed building and, therefore, may be deemed in a planning context as being within the curtilage of a listed building. The property is situated within a conservation area

5.2 I have referred to the Kirklees Local Authority Local Plan and the site would appear to be undesignated and I understand is not deemed to be within the designated district centre.

5.3 The proposal is for the property to be converted from a public house into a restaurant, which is a change of use from a Sui Generis use to the new E class use which includes restaurants which would then also include retail shop use, financial and professional services and café uses, although would exclude takeaway which is Sui Generis. Other uses which fall within Class E include offices and former D1 uses which include clinics, health centres and day nurseries and former D2 uses which would include gymnasiums.

5.4 I have undertaken an online planning search and confirm that planning permission and listed building consent were both granted on 8 July 2020 Ref. 2020/62/90867/E and 2020/90868 for alterations to convert existing premises to retail (listed building within a conservation area) which relates to the attached building known as The Forge.

6.0 LOCATION

6.1 Kirkburton is a village approximately 5 miles southeast of Huddersfield within the Metropolitan Borough of Kirklees. At the last Census in 2011 the civil parish of Kirkburton had a population of 26,439, whilst the village had a population of 4,299.

6.2 Kirkburton is an area with a textile and agricultural heritage however in more recent decades has developed as a commuter area for the larger commercial centres of Huddersfield, Barnsley, Sheffield and Wakefield.

6.3 Kirkburton is the district centre but in addition to the village also serves the nearby villages and settlements of Highburton, Lepton, Farnley Tyas, Thurstonland, Shelley, including the large Shelley Park Estate and Shepley.

6.4 Census data from 2011 confirms that the Kirkburton ward had a population of 16,601 usual residents and the average age is 39.5 years. There were 6,614 households with a high occupancy rate.

6.5 39.7% of housing was detached, 30.6% semi-detached and 25.9% was terraced, with only 2.1% comprising flats.

6.6 81.4% of households were owner occupied, either with a mortgage or outright, with low levels of affordable and social rented accommodation.

6.7 The average household size is 2.4 persons and the average number of rooms per household is 6.1.

6.8 11.5% of the population within this ward have no car or van and therefore there is a high level of car ownership. There are high levels of economic activity although 15.9% of the population are retired. Only 1.8% of the population is long term sick or disabled.

6.9 A high proportion of the population of working age are employed in managerial or professional occupations which provides confirmation that Kirkburton is an area where there is a relatively high socio economic profile and where disposable income levels are greater than in less affluent districts.

6.10 The Deprivation Index published in 2019 confirms that the Kirkburton ward is within 3% of the least deprived LSOA's within England.

6.11 Retail land use is centred along North Road and is arranged in a linear pattern. The site of the subject property is situated approximately 200m to the southeast from the Coop Convenience Store and 158m from the village Post Office.

6.12 The site of the George Inn is within a mixed land use area and in addition to being attached to the former forge, which now has planning permission for retail use, there is a takeaway attached to the other side of the building which trades as Burton Grill. There are other business premises within the immediate locality including a sandwich shop and in the next terraced block there is a computer shop and nearby a former house has been converted into a hairdressers.

6.13 Situated directly opposite the property on the other side of the road are the village memorial gardens, the church and police station and situated beyond the bend on Huddersfield Road is the Masonic Hall.

6.14 To the rear of the property is a narrow steep road known as School Hill which leads to private housing and at an elevated level is a private member's club known as the Carlton Club.

6.15 There is also existing housing situated at Lanehead Lane comprising a mix of smaller terraced cottages and some detached houses.

6.16.0 Trade Competition

6.16.1 Traditionally, there were two public houses within the village centre of Kirkburton, although the former public house known as The Royal has now been converted into a Co-op convenience store. The George Inn has historically been a wet-led pub. There are a number of other competing drinking establishments within Kirkburton including The Junction Inn located at the junction at Turnshaw Road and Laneside. There is a further public house on Penistone Road known as The Spring Grove and a large public house and restaurant known as The Foxglove.

6.16.2 Within the village there are further drinking establishments including the Carlton Club, Liberal Club and Cricket club.

6.16.3 Within the village centre of Kirkburton, there is an existing restaurant located on North Road which trades as The Dye Works and within the centre of the village a small eatery known as Miriams Kitchen Table, although this business would appear to have ceased trading and is currently being marketed for sale. This business trades from very small premises which are unlikely to be viable in the current COVID environment.

6.16.4 Kirkburton also serves a wider more rural area and there are a number of public houses and restaurants which would be regarded as being within the catchment area including the Three Acres public house and restaurant, The Woodman at Thunderbridge and Harveys Bar & Kitchen at Fenay Bridge.

7.0 RETAIL TRENDS WITHIN KIRKBURTON

7.1 There has been a shift in retail trends within Kirkburton over the last 20 years. Historically in the late 1980's/1990's and the first part of the Millennium the primary retail area within Kirkburton was regarded as being on North Road. There is a former petrol filling station which was acquired with a view to be developed as a Tesco Express or similar however remains undeveloped.

7.2 Over the last 5 years the primary retail position within Kirkburton has moved further south and is now anchored by the Coop Convenience Store which is located on the junction of North Road and Riley Lane. This is also situated near to the junction with Turnshaw Lane and is near to the Post Office. There have been a number of former houses along North Road and Lowgate that have now been converted in to commercial use. There have been two significant structural changes impacting upon market trends affecting Kirkburton over the last 10 years. The first of these is the closure of the banks and former bank premises are now being re-purposed for other uses. The second structural change is the on-going closure programme affecting public houses and this will be an on-going trend as viability of many traditional public houses which rely entirely on wet sales is now a compromised model.

7.3 There has been a further structural change which affects the wider retail market with there being a trend of many businesses relocating from larger town centre trading positions to more affluent suburbs and village locations. Whilst there is a decline in demand for town centre trading positions due to premises being too large or having high operating costs such as rating liabilities and declining foot falls, the retail sector is changing whereby many shoppers or service users now prefer the convenience of local businesses and more speciality shopping will rely upon the online sector or for leisure shopping will be prepared to travel to the larger out of town shopping centres such as Meadowhall or the White Rose Centre, as well as Leeds and Sheffield city centres.

7.4 There are a relatively limited number of restaurants within Kirkburton village centre particularly when compared with other similar sized villages such as Skelmanthorpe where there are at least two restaurants of a substantial size or Honley where there are at least four restaurants.

8.0 OCCUPANCY RATE

8.1 Kirkburton currently has a high occupancy rate, despite the difficulties experienced this year by the retail sector as a result of trading restrictions being imposed by Government and the impact of the Coronavirus pandemic.

8.2 There has been significant Government assistance with there being a holiday on business rates for many businesses and grants have been available together with low-cost loans. Many businesses have also been able to benefit from the Job Retention Scheme and furloughing and it is inevitable that over the next 12 months when some of these support measures are withdrawn that there will be some businesses that will fail and there may be some transition within the market.

8.3 We can confirm that Bramleys are currently marketing 58a & 60 North Road, Kirkburton, which is a former retail shop with accommodation arranged over three floor levels extending to 82 m^2. This property is available to rent at £12,500 per annum and terms have been agreed with a prospective tenant and are now progressing to the legal stage. There is Miriam's Kitchen which is closed and on the market which is a very small restaurant and is unlikely to have been viable to operate whilst maintaining social distancing. There are no other apparent vacant retail premises within Kirkburton at the current time and there has been a good occupancy rate over the last 2 to 3 year period.

8.4 There have been a number of former houses fronting onto North Road that have been converted into retail use and there is a proliferation of hairdressers and beauticians. This is a similar trend within the villages of similar profile including Skelmanthorpe and Denby Dale.

8.5 83 North Road comprises the offices of a financial services business which has been closed for some time, however, we are aware of a number of potential prospective occupiers and tenants that have approached the owners, although for other reasons have chosen not to either let or sell this property.

8.6 There was recently an end-terraced property which formerly comprised a bank and had been occupied by Acorn Interiors and was vacant for a short period, although has now been let and is occupied by Ryder & Dutton estate agents.

8.7 The former office premises of Anderson & Heeley Ltd of 2 Riley Lane, Kirkburton, comprised a building in basic condition and were used as offices and stores of an electrical company and had been acquired within the last 3 years and converted into modern contemporary offices which retaining the character of the building and is occupied by a firm of financial consultants. This property was acquired off market.

8.8 Boultons estate agents until recently occupied commercial premises on the junction of North Road and Turnshaw Road and within the last 12 months was vacated, although was almost immediately re-occupied and is now operated as a hardware shop.

8.9 Rental values within Kirkburton have increased over the last 10 years from a Zone A rate of between £18ft^2 and £20ft^2 to a primary Zone A rate of £20ft^2 with more secondary premises having a Zone A rate of between £15 and £25ft^2. Smaller premises may have a higher Rental Value when quantum is taken into account.

8.10 Rental Values within Kirkburton have increased as it is a popular commercial centre with increased levels of tenant demand and a shortage of premises available to support local businesses.

8.11 This is a trend which is being mirrored in villages with a similar profile and there are currently high occupancy rates and increasing rental values in the villages of Denby Dale, Honley and Lindley.

9.0 CONCLUSION

9.1 I am of the view that the property is situated within the village centre, although I do accept that in a planning context the site is undesignated. Kirkburton village centre is an elongated and linear trading area predominantly facing North Road. There has been a shift in recent years from the northern sector where the banks and petrol station were previously located to a more central position anchored by the Co-op on a prominent junction where North Road meets Turnshaw Road and Riley Lane.

9.2 The site of The George Inn is only a short distance to the southeast and is only separated from the primary hub of the village as a result of the topography of the highway. Within the immediate locality of the subject property there is a dominance of commercial land use and municipal amenities including the memorial gardens, church, police station and private members clubs.

9.3 I am of the view that there is a limited choice of restaurant premises within Kirkburton village centre. I am of the view that the location of the property in terms of prominence and accessibility is sustainable for a viable business and the layout and configuration of the accommodation would make this property most suitable for use as a restaurant.

9.4 There is no evidence that there is an over-supply of commercial accommodation within Kirkburton or nearby villages and it is unlikely that the conversion of this property into a restaurant would have any impact upon demand for larger town centre premises, for example, in Huddersfield which is approximately 6 miles away and would have market appeal to a different market sector.

9.5 The proposed use of the property as a restaurant is the best use in the current market which is most likely to be sufficiently viable to justify the capital expense of refurbishment of an older building occupying an important and prominent position forming a gateway into the village.

9.6 I would, therefore, support the proposed change of use from a vacant public house to a restaurant.

It is hoped that this report meets with your requirements and if I can be of further assistance please do not hesitate to contact me.

Yours faithfully

Prepared and signed by: -
Alex McNeil MRICS
RICS Registered Valuer
For and on behalf of Bramleys

Photographs – 20 November 2020

Front Elevation

Junction of George Street and Lanehead Lane

George Street – Street Scene showing vacant former public house and former forge

George Street – showing attached takeaway and other commercial premises in the block

School Hill to Rear

Rear Elevation of Building

Carlton Club

Street Scene onto School Hill

View of Park and Memorial Gardens, Church and Police Station opposite the property

View Towards Huddersfield Road and Kirkburton Masonic Hall

Former Petrol Filling Station Site on North Road – Now vacant

Street Scene – North Road


Street Scene – North Road


Existing Restaurant Premises on North Road


Retail Premises on North Road


Retail Premises on North Road


Commercial Retail and Residential Premises on North Road


Commercial and Retail Premises on North Road

Retail Premises on North Road

Junction of North Road and Riley Lane

Retail Premises at Junction of North Road and Turnshaw Road

Post-Office, Butchers and Newsagents facing North Road at Junction with Turnshaw Road.

Co-op Convenience Store at Junction of North Road and Riley Lane – converted from former public house.

Co-op Convenience Store and Car Park

Retail Premises – Secondary position on Low Town

58a & 60 North Road – Currently vacant although let now agreed

RICS Registered Valuer

Regulated by RICS

ASSUMPTIONS, EXTENT AND LIMITATIONS OF INVESTIGATIONS/SCOPE OF WORK

The following sets out the scope, depth and method of all investigations, including site inspection and desktop enquiries, which will be undertaken with regards to matters affecting value. This defines the limits of due diligence which will be undertaken in preparing a valuation and clarifies assumptions made within the valuation. The following is not exhaustive and is offered as a guide only.

Title

We will make online investigations to confirm the legal title but all assumptions made with regards to title should be verified by solicitors and no responsibility or liability is accepted for the true interpretation of legal title in the property. It is an assumption of the valuation that good and marketable title can be shown to the entire property and that it is not subject to any unusual, special, restrictive or onerous covenants, encumbrances or outgoings.

We will assume, unless valued as an investment, subject to the terms of an occupational lease the terms of which will be stated within the report, that vacant possession of the property is available on the date of valuation.

Condition of Buildings

We will not undertake a structural or condition survey of the property. In undertaking the valuation we will have regard to the apparent state of repair and condition but will not inspect those parts of the property which are covered, unexposed, inaccessible or otherwise incapable of immediate inspection. The valuation report is not intended to replace the necessity for more detailed surveys regarding the property's condition or structural integrity.

In the case of a new property, where constructed, which has not been completed, it will be assumed that construction will be satisfactorily completed. In the case of a newly constructed residential property it is an assumption that it has been built under the NHBC Build Mark Scheme, Zurich Municipal New Build and Re-build Scheme, Housing Association Property Mutual Scheme, Primary Guarantee or for private and completed housing or equivalent under the supervision of a professional consultant and that appropriate Certificate of Satisfactory Completion has been issued.

Services

We will not undertake any inspections or tests of the services or installations and accordingly the valuation provides no warranty that they are free from defect nor will the Valuer comment upon capacity or capability to serve the building as existing or proposed. An assumption is made that services are connected directly to public utilities and are adequate for use. In addition it is an assumption of the valuation that there are no easements, wayleaves or payments of a one off regular or recurrent nature required for the delivery of services to the property.

Planning

Brief online investigations may be undertaken to confirm the presence of planning consent. However no detailed planning search will be undertaken and it is an assumption of the valuation that the property has planning permission for all structures existing on site and that all existing uses are authorised and that there is no enforcement action ongoing or planned. We will not make any written enquires with the planning authority.

Highways

Unless otherwise stated the valuation is subject to an assumption that the property has immediate access to an adopted highway, with no encumbrances.

Mining

The valuation is prepared on the basis that a coal mining search will reveal that the property is not at risk from any coal mining activity and that there are no shafts or adits within 20m of the curtilage of the building and that there is no history of mining claims within the locality.

Flooding

Where relevant we will make online investigations to ascertain the potential flood risk ascribed to the property. However the valuation makes the assumption that building's insurance including flood risk cover is available in respect of the property at normal policy premium rates without significant excesses or restrictions on cover.

Radon Gas

Where relevant we will undertake a search of the Map of Great Britain to ascertain the likely risk of properties being affected by Radon Gas. No liability is provided for any interpretation of the quantitative data in this case.

Sustainability

We will make online investigations to confirm the property's entry on the national database of Energy Performance Certificates. If no Certificate is available or provided the valuation makes the assumption that the property has an asset rating of A to E and accordingly complies with the minimum requirements imposed by Minimum Energy Efficiency Standards.

We will not make any further enquires of the Health and Safety Executive and will not make any statement that the property confirms to the necessary and legal requirements of the Executive or to the requirements of any legal enactment and we will assume that there are no contraventions that may affect the valuations.

Contamination and Hazardous or Deleterious Materials

Unless otherwise stated no environmental audits have been commissioned by or seen by the Valuer prior to the preparation of the report and accordingly the property is valued subject to an assumption that there is no actionable contamination on or close to the site and that it would not be classified as contaminated land. It is also an assumption of the valuation that no high aluminous cement, concrete or calcium chloride additive, composite panels or any other potentially deleterious or hazardous materials or techniques have been used in the construction of the property or have since been incorporated. The parties should be aware that should it subsequently be revealed that contamination or deleterious/hazardous materials exist at the property or on any neighbouring land or the premises have or are being put to any contaminative use this may reduce values reported.

Japanese Knotweed and Other Invasive Plant Species

We will not carry out a detailed site investigation to ascertain the presence or otherwise of Japanese Knotweed or any other actionable invasive plant species, however, whilst we are not ecologists, we may carry out a walk over inspection of the site and confirm if there is any evidence of any Japanese Knotweed upon the site at the inspection date. We will not inspect any adjoining land whether contiguous to the site or otherwise for the presence of invasive plant species

Valuations for Commercial Secured Lending Purposes

In accordance with UK VPGA10 valuations for commercial secured lending purposes will be undertaken in accordance with VPS 3.2 and it is wholly the responsibility of the lender to assess and take the final decision on the suitability of the asset for loan security and comments with regards to the property's suitability related to market factors which could have an impact on cash flow value or liquidity.

Valuations of Residential Property

Valuations for residential mortgage purposes will be undertaken in accordance with UK VPGA11.

Unless otherwise instructed the Valuer will inspect the property to be valued with a visual inspection being undertaken to cover as much of the exterior and interior of the property as is readily accessible without undue difficulty or risk to personal safety, subject to the following limitations:-

a) Roof voids and under floor voids will not be inspected. Furniture and effects will not be moved and floor coverings will not be listed. Cellars and basements will only be inspected where there is safe access.
b) The availability of services including green technologies are recorded but not tested by the Valuer.

c) The inspection will include garaging, car parking, out buildings (excluding leisure complexes of a permanent construction and any other structures attached to the dwelling.
d) The Valuer is not expected to comment on the size, condition or efficiency of leisure facilities in the grounds of the property of which the dwelling forms part.
e) The land within the ownership will be inspected insofar as practically possible.
f) The energy efficiency rating will be provided if it is available.
g) Where the property is a flat or maisonette the following additional requirements will apply.
    1. An external inspection of the main building will be undertaken.
    2. The external inspection will include primary communal access areas to the property and communal areas on the floor of which the flat or maisonette is located.
    3. Where communal services are provided it is assumed that the right to use these and have them maintained passes with the property.
    4. The Valuer will not provide any estimate of costs with regards to the necessity to contribute to capital expenditure with regards to the management and maintenance of the larger property.

When undertaking valuations in accordance with UK VPGA11 the following assumptions will be made without verification unless indicated to the contrary.

a) The property will be transferred with vacant possession, unless it is a buy to let instruction, being valued with the tenant in situ.
b) All required valid planning permissions and statutory approval for the buildings and their use, including any extensions or alterations have been obtained and complied with. The Valuer will not make enquiries into town planning or other matters which are left to the lender's/borrower's legal advisors.
c) In the case of a building that has not yet been constructed the Valuer will, unless otherwise instructed, provide a valuation in respect of the assumption that the development has been satisfactorily completed as at the date of inspection, in accordance with planning permission and other statutory requirements.
d) No deleterious or hazardous materials have been used in the construction.
e) The site is not contaminated and is free from other environmental hazards.
f) The property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and good title can be shown.
g) The property and its value are unaffected by any matters that would be revealed in a local search, replies to usual pre-contract enquiries or any statutory notice that may indicate the property and its condition, use or intended use are, or will be, unlawful.
h) An inspection of those parts of the property which have not been inspected, or a survey inspection, would not reveal material defects or cause the Valuer to alter the valuation materially.
i) There is unrestricted access to the property and the property is connected and has the right to use, the reported mains services on normal terms.
j) Sewers, mains services and the roads giving access to the property have been adopted and any lease provides rights of access and egress over all communal estate roadways, pathways, corridors, stairways and use of communal grounds, parking areas and other facilities.
k) In the case of a newly constructed property it has been built under a recognised Builder's Warranty or insurance scheme approved by the lender or has been supervised by a professional consultant capable of fully completing the CML Professional Consultant's Certificate acceptable to the lender.
l) There are no ongoing insurance claims or neighbour disputes.

Where the dwelling is leasehold and it is not possible to inspect the lease or details have not been provided the following assumptions will be made unless instructed to the contrary:-

a) The unexpired term of the lease is to be 85 years and no action is being taken by any eligible party with a view to acquiring the freehold or extending the lease term.
b) There are no exceptionally onerous covenants upon the leaseholder.
c) The lease cannot be determined, except on the grounds of serious breach of covenant in the existing lease agreement.
d) If there are separate freeholders head and/or other sub-head leaseholders the terms and condition of all leases within the same form and contain the same terms and conditions.
e) The lease terms are mutually enforceable against all parties concerned.
f) There are no breaches of covenant or dispute between the various interests concerned.
g) The leases of all the properties in the building/development are materially the same.
h) The ground rent stated, or assumed, is not subject to unreasonable review and is payable throughout the unexpired lease term.
i) In the case of blocks of flats or maisonettes over six dwellings the freeholder manages the property directly or there is an appropriate management structure in place.
j) There is a duty holder, as defined in the Control of Asbestos Regulations 2012 and an Asbestos Register is in place with an effective management plan.
k) Where the subject property forms part of a mixed residential or commercially used block or development there will be no significant changes in the existing pattern of use.

l) Where the property forms part of a development containing separate blocks of dwellings the lease terms of the property apply only to the block. There will be no requirement to contribute towards costs relating to other parts of the development.
m) Where the property forms part of a larger development whose ownership has been divided all necessary rights and reservations have been reserved.
n) There are no unusual restrictions on assignment or sub-letting of the property for residential purposes.
o) There are no outstanding claims or litigation concerning the lease of the subject property or any other matters in the same development.
p) Where the property benefits from additional facilities within the development the lease makes adequate provisions for the occupier to continue to enjoy them without exception or restriction for the facilities to be maintained adequately and/or there being no charges over and above the service charge for such use or maintenance.
q) We will not undertake an access audit of the property which may be required under the provisions of the Equality Act 2010. We will not undertake a Fire Risk Assessment of the property that may be required under the provisions of the Regulatory Reform Act (Fire Safety) 2005. We are accordingly unable to state whether these legislative powers are applicable, the extent to which they can be applied and the associated implications. We have therefore assumed there are no contraventions that might affect the valuation.
r) Where the proposed security is part of a building comprising flats or maisonettes the following assumptions will be made unless instructed to the contrary:-
    1. The costs of repairs and maintenance of the building and grounds are shared equity between the flats and maisonettes.
    2. There are suitable enforceable covenants between all the households, or through the landlord or owner.
    3. There are no onerous liabilities outstanding.
    4. There are no substantial defects, or other matters requiring expenditure (in excess of the current amount or assumed amount of service charge payable on an annual basis), expected to result in charges to the leaseholder or owner of the subject property during the next five years that are equivalent to 10% or more of the reported market value.

Valuations Without Internal Inspection

Where an opinion of value is requested without internal inspection (desktop or driveby valuation/external appraisal), the party commissioning such a valuation should be aware that when an opinion of value is provided, this should not be disclosed to any third party (including the borrower) unless required to do so by the FCA Rules in Mortgages and Home Finance – Conduct of Business Source Book (MCOB). Such opinions of value should be used only as a preliminary assessment prior to a more detailed investigation at a later date. Because the valuation is provided on restricted information, this is provided solely for the internal use of the recipient. It is not to be used in any proceedings without the Valuer's consent as the opinion may change if the Valuer is later required to give evidence in formal proceedings having received additional information.

Reinstatement Cost

For the avoidance of doubt a replacement cost figure for assets other than personal property that is provided within the report, for the purposes of insurance, is not a written opinion of value for the purposes of undertaking valuation services as defined within RICS Valuation – Global Standards 2020. The Reinstatement Cost Assessment is accordingly provided solely for guidance purposes and is given without liability. The recipient should be aware that if a formal Reinstatement Cost Assessment or building cost estimate is required this should be sought from either a Quantity Surveyor, Architect or Surveyor experienced in providing cost advice.

The reinstatement cost figure does not reflect any form of valuation (for market or other purposes).

Where the property is a flat or maisonette the following assumptions will be made unless instructed to the contrary:-

a) The property can be insured under all risks cover for the current reinstatement cost and is available on normal terms.
b) There are no outstanding claims or disputes.
c) Where individuals in a block make separate insurance arrangements the leases make provision for mutual enforceability of insurance and repairing obligations.
d) Any landlord responsible for insurance is required to rebuild the property with such alterations as may be necessary to comply with current Building Regulation and planning requirements. The assessment is based on an estimate of the reinstatement cost of that part of the total structure consisting of the proposed property to be valued. It is the recipient's responsibility to enquire whether management, committee or landlord arrange the insurance for the building as a whole and ensure that cover is adequate.

The reinstatement figure includes Architect's, Quantity Surveyor's fees and an allowance for debris clearance but is exclusive of VAT, loss of rent insurance, excess and specifically excludes any contents including plant and machinery and furnishings or fixtures and fittings contained within the building for which separate cover should be arranged.

Clarifications

Unless subject to express agreement to the commentary the terms on which the Valuer will undertake the valuation are, in accordance with RICS Valuation – Global Standards 2020 VPS1:-

1. The report will be undertaken by a Valuer who is an RICS Registered Valuer who possesses sufficient knowledge, skills and understanding to undertake the instruction competently and has experience of valuing these type of properties in the locality.
2. The Valuer will be acting as an External Valuer as defined by the Royal Institution of Chartered Surveyors.
3. The valuation will be prepared in accordance with the RICS Valuation – Global Standards, which incorporate the IVS and (where applicable) the relevant RICS national or jurisdictional supplement.
4. The valuation report will be the minimum requirements of VPS 3 of the RICS Valuation – Global Standards together with any supplementary requirements within the UK National Supplement and subject to any departures as defined within the report and agreed within the Terms of Engagement.
5. Any special assumptions made by the Valuer or any departures from the Valuation Standards have been made clear by the Valuer and stated within the report and previously agreed as part of the Terms of Engagement.
6. Floor areas are taken from measurements obtained on site (unless otherwise stated) and are supplied in metric with the imperial equivalent stated.
7. Subject to the assumptions and extent of the investigations the Valuer has undertaken such inspections and investigations as are, in the Valuer's reasonable professional judgement, appropriate and possible in the particular circumstances.
8. In accordance with the Terms of Engagement and assumptions and extent of investigations the Valuer has relied upon information supplied by the client, Bank or other professional advisors relating to tenure, tenancies, rights of way, restrictive covenants and other matters. The Valuer has not inspected title deeds and has assumed the property and its value are unaffected by matters likely to be revealed within a local search or replies to an enquiry by statutory notice.
9. The Valuer has had regard to the apparent state of repair and condition of the property but has not carried out a building or condition survey and did not inspect those parts of the property which are covered, unexposed and inaccessible. Such parts are assumed to be in good repair and condition. The Valuer is not under a duty to arrange the testing of any services, plant and machinery or fixtures and fittings within the premises.
10. Where requested an indication of reinstatement costs for insurance purposes have been provided. The assessment has been undertaken on a reinstatement basis and is given for guidance purposes only and does not represent any valuation (for market or other purposes).

Restrictions on Publication

Neither the whole nor any part of this valuation or any reference thereto may be included in any published document, circular, or statement, or published in any way without the Valuer's written consent of the form and context in which it may appear.

Third Party Liability

This report is for the use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or part of its contents. This report has been prepared on the basis that full disclosure of all information and facts which may affect the valuation have been made to ourselves by the parties concerned and we cannot accept any liability or responsibility in any event unless such full disclosure has been made.

The valuation does not take into account any matters concerning the consideration of or the incidence of taxation whether in the nature of stamp duty, capital gains tax, income tax, corporation tax, development land tax, or any other tax or levy (whether national or local) that may arise or be taken into account on any transaction. Nor does the valuation have regard to any incidental costs of sale that may arise on a disposal. The property has been valued free from borrowings.

DEFINITIONS OF VALUE

The valuation will be prepared in accordance with the RICS Valuation – Global Standards, which incorporate the IVS and (where applicable) the relevant RICS national or jurisdictional supplement.

Definitions of values adopted are as stated at VPS4 as follows:-

Market Value

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Market Rent

Market Rent is defined in IVS104 Para 40.1 as:-

The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties have each acted knowledgeably, prudently and without compulsion.

Investment Value

Investment Value (worth) is defined in IVS104 Para 60.1 as:-

The value of an asset to a particular owner or prospective owner for individual investment or operational objectives.

Fair Value

Fair Value (the definition adopted by the International Accounting Standards Board) (IASB) in IFRS13 is:-

The price that would be received to sell an asset or pay to transfer a liability in an orderly transaction between market participants at the measurement date.

Assets including in financial statements prepared in accordance with UK GAAP are measured on the basis either of the cost model, revaluation model or the Fair Value model as defined in FRS102. UK VPGA1.3, FRS102 defines Fair Value as:-

The amount for which an asset could be exchanged, a liability settled or an equity instrument granted could be exchanged, between knowledgeable, willing parties in an arm's length transaction.

bramleys
COMMERCIAL

To Let

58a & 60 North Road
Kirkburton
Huddersfield HD8 0RW

Rent £12,500
per annum

SALON/RETAIL PREMISES

82.04m² (883ft²)

- Popular village centre location
- Finished to a good specification
- On-street car parking nearby
- Prominent main road position

INVESTMENT • OFFICE • RETAIL • INDUSTRIAL • LAND

DESCRIPTION

The property comprises part of a 3 storey stone built commercial property constructed under a pitched slate covered roof which provides salon/treatment room accommodation to ground, first and lower ground floor levels.

The accommodation has ground level display frontage with laminate flooring throughout and is finished to a good specification in a condition suitable for immediate occupation for beauty, hair or other salon/treatment room purposes.

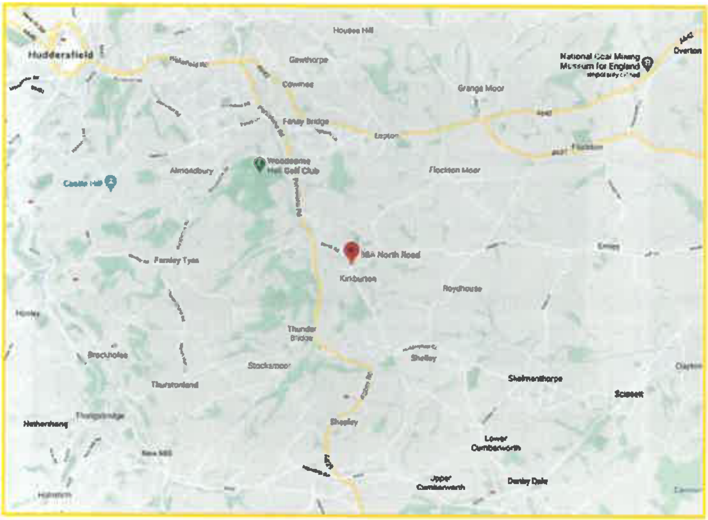
The accommodation extends to approximately 82.04m² (883ft²), having a main entrance to the front off North Road, and a secondary access to the rear directly into the lower ground level.

LOCATION

The property is positioned in the centre of Kirkburton village in a prominent main road position.

Kirkburton is a popular village amongst local independent businesses providing a range of amenities for residents of the village and surrounding villages.

Kirkburton is approximately 5.5 miles to the southeast of Huddersfield town centre, being accessed via the A629 Penistone Road. The village provides a range of amenities, the majority of which are local independent businesses, in addition to there being a Cooperative convenience store.



ACCOMMODATION

▪ LOWER GROUND FLOOR Including: Treatment Rooms Toilet Facilities	46.31m² (498ft²)
▪ GROUND FLOOR Including: Retail Area/Reception Toilet Facilities	14.01m² (151ft²)
▪ FIRST FLOOR Including: Waiting Area Partitioned Treatment Room	21.72m² (234ft²)

OUTSIDE
On-street car parking available within close proximity.

RENT
£12,500 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE
£4,300

Uniform Business Rate of 49.9p/£ (2020/21). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES
Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING
Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan Uttley

LEASE TERMS
The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS
The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT
VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBA

14 St Georges Square
Huddersfield
HD1 1JF

commercial@bramleys1.co.uk

bramleys
COMMERCIAL

To Let

Former Public House
George Street
Kirkburton
Huddersfield HD8 0SF

Rent £14,000
per annum

FORMER PUBLIC HOUSE PREMISES SUITABLE FOR RETAIL, RESTAURANT, OFFICE OR BEAUTY USE, SUBJECT TO OBTAINING RELEVANT PLANNING CONSENTS

227.33m² (2,447ft²)

- Available for an occupier to refurbish to their required standard, or following refurbishment by the landlord
- Popular village centre location and in a prominent main road position
- Sale of alcohol will not be permitted on the premises

DESCRIPTION

The property comprises a substantial two storey stone built former public house which provides accommodation over two levels with the ground floor providing 1,406ft² and the first floor 1,041ft². The property is available as a whole, or the owner would consider splitting to provide accommodation to meet the requirements of prospective occupiers.

In its current form, the property would suit a wide range of restaurant, retail or office uses, and would also split to provide 2 ground floor retail units of approximately 700ft² each. The sale of alcohol will not be permitted on the premises.

The accommodation would be finished to a modern specification and has the benefit of on-street car parking to the front and a small courtyard to the rear.

LOCATION

The property is located on George Street, which is a continuation of North Road in the village centre of Kirkburton which is a village positioned approximately 8 miles to the south of Huddersfield town centre. This is a popular village location with a wide range of local independent businesses, including hairdressers, beauty salons, estate agencies and restaurants. It is accessible for the surrounding villages, including Shelley, Shepley and Skelmanthorpe and accordingly is well positioned to generate trade from the local community.

ACCOMMODATION

GROUND FLOOR

FIRST FLOOR

OUTSIDE
There is on-street car parking available to the front and a courtyard area to the rear.

RENT
£14,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE
To be reassessed
This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p/50.4p (2019/20).

REFERENCES
Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING
Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

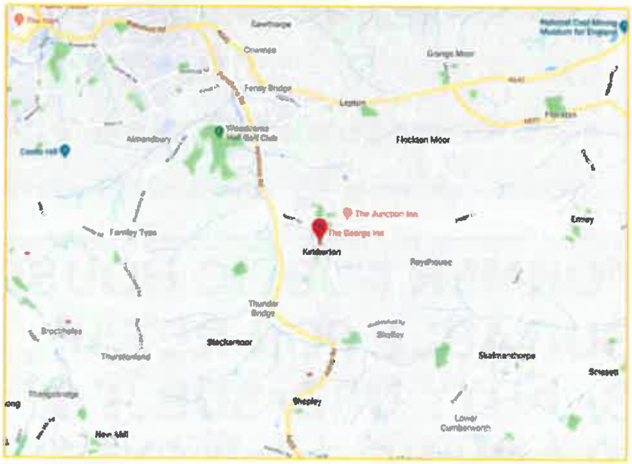
Jonathan Uttley

LEASE TERMS
The accommodation is offered as a whole or in parts subject to the ingoing tenants requirements and will be available on lease terms of 3 years or multiples thereof on effective full repairing and insuring terms to incorporate 3 yearly rent reviews.

LEGAL COSTS
The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT
VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: D



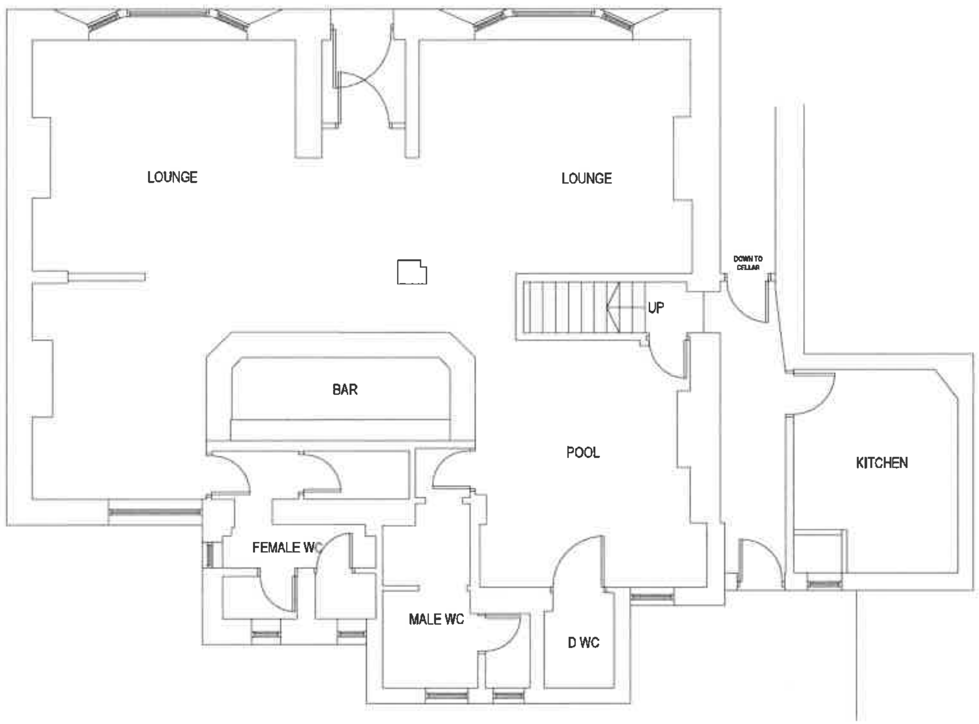
bramleys.com/commercial

14 St Georges Square
Huddersfield
HD1 1JF
commercial@bramleys1.co.uk

INVESTMENT • LAND • RETAIL • INDUSTRIAL • OFFICE

IF IN ANY DOUBT PLEASE ASK THE ARCHITECT FOR CLARIFICATION.

DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE



GROUND FLOOR PLAN

NORTHERN DESIGN PARTNERSHIP
Chartered Architects
The Chapel
[illegible] Road
Meltham
Huddersfield [illegible]
Telephone (01484) [illegible]
Fax (01484) [illegible]

CLIENT	MR AND MRS AHMED		
PROJECT	THE GEORGE INN 13 GEORGE STREET HUDDERSFIELD HD8 0SF		
DRAWING TITLE	PLAN AS EXISTING		
Rev.	Notes	Date	Drawn
SCALE	1:50 AT A1	10/20	MG
PROJECT No. 2077		DRAWING No. 01	Rev. -