

TO LET

CAFE AND ICE CREAM CONCESSION AT WELLHOLME PARK, 78 BRADFORD ROAD, BRIGHOUSE, HD6 4AA



- Situated within Wellholme Park
- Approximately 40.04 m² (430.99 ft²) of accommodation
 - Currently set out as a café
 - External seating area
 - Ice-cream concession
- Rental offers invited in the region of £7,000 per annum

Corporate Asset and Facilities Management
1st Floor Northgate House, Northgate
Halifax HX1 1UN
Tel: (01422) 392004

✉ estate.management@calderdale.gov.uk
🌐 www.calderdale.gov.uk/land-property

Calderdale
Council

Location

The café premises is situated in Wellhome Park, Brighouse, located off the A641, Bradford Road, Brighouse.

The location of the property is shown edged red on the plan below:



Description

The property is currently fitted out as a café premises previously used as a café and is laid out internally accordingly. There is an external seating area adjacent shown edged red on the attached plan.

Ice-cream concession

The lease will include the right to sell ice-cream and the Council will not allow other ice-cream vendors on Wellholme Park other than on prescribed days when there are events on in the park.

Accommodation

Internally the café is split to provide the main café area, a store and a WC.

The Total Net Internal Floor Area is 40.04 square metres (430.99 square feet).

Business Rates

The property has a rateable value of £3,550 and the uniform business rate for the financial year 2015/2016 is £0.480. Small business rate relief may be available.

For further information on Business Rates, phone 01422 393699.

Rent

Rental offers invited in the region of £7,000 per annum, exclusive of rates and will be payable monthly in advance by direct debit.

Viewing and Enquiries

To arrange to view the subject property or for further information please contact Lee Wigley, telephone 01422 392004 or e-mail at the following address lee.wigley@calderdale.gov.uk.

Terms of Lease

1. The lease will be subject to a minimum of a three year term.
2. The rent is to be exclusive of rates and will be payable monthly in advance by direct debit, which is to be set up prior to completion of the lease.
3. A three month rent deposit will be payable on completion of the lease, which will be returned at the end of the lease however so determined assuming that the tenant has complied with all of the terms required under the lease.
4. Invoices and correspondence will be sent via the Council's e-billing procedure and will be sent direct to your email address provided. If you do not have an email address, please contact us.
5. The tenant will be responsible all internal and external repairs including the structure of the building.
6. The tenant is to be responsible for payment of the Council's legal costs in connection with the completion of the lease.
7. The tenant is responsible for obtaining planning permission for the proposed use, should this be required.
8. The tenant will be responsible for payment of the business rates and all other outgoings.
9. The assignment of the whole will be permitted, but subletting of the whole or part is not permitted.
10. No alteration or improvements must be undertaken without the prior written consent of the Council.
11. All signage to be affixed to the exterior of the property must have prior approval of the Council in writing.
12. The lease will be contracted out of The Landlord and Tenant Act 1954.

Offers and Offer Procedure

Rental offers are invited. All offers should be made on the Offer Form included with these details, which should be submitted using the attached address label.

NB: - Offers will only be considered if they are sent on the official Offer Form included with these details.

Offer envelopes must not bear any indication of the identity of the offeror by way of postal franking or otherwise.

The Council does not undertake to accept the highest, or any offer, and reserves the right not to proceed with the letting. Prospective tenants should be aware that in the event of a higher offer being received before contracts are exchanged or the lease is completed; the Council may be obliged to consider it. In this event, the Council may instigate the best and final offer procedure.

The Council will not accept responsibility for **any** costs incurred by a potential tenant in connection with the preparation/submission of an offer.

The acceptance of an offer will be subject to the receipt of satisfactory references from the referees identified in the offer letter. This consists of a bank reference and one document from each of the following boxes for identification purposes:

IDENTITY DOCUMENTS
Current signed Passport Current full UK/EU Photo Card Driving Licence* Current full UK Driving Licence (old style)* (Provisional licence will not be accepted) Resident Permit issued by the Home Office to EU Nationals Inland Revenue Tax Notification Firearms Certificate
EVIDENCE OF ADDRESS
Current full UK Driving Licence (old style)* (Provisional licence will not be accepted) A utility bill issued within the last 3 months (but not mobile phone bills) Local Authority tax bill (valid for the current year) Bank, Building Society or Credit Union statement containing a current address The most recent original mortgage statement from a UK lender

Misrepresentation Act

Calderdale Council, as Lessor, gives notice that -

- a. These particulars do not constitute any part of any offer or contract.
- b. All statements contained in these letting particulars as to the property are made without responsibility on the part of the Vendor.
- c. None of the statements contained in these particulars as to the property are to be relied upon as statements of fact.
- d. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of each of the matters contained within these particulars.
- e. The Council does not make or give, nor has any person in the employment of the Council any authority to make or give, and representations or warranty in relation to the property.
- f. Any plans contained within these particulars, as to routes of services, drains, sewers etc, are furnished as a general guide only. No warranty as to their correctness is given or implied. The plans must not be relied upon in the event of excavation works in the vicinity of sewers, drains etc, and the prospective applicant must make his own investigations as to the location of such drains, sewers and other services located on, under or in the vicinity of the property.

Calderdale MBC will ensure that any personal information provided by you on this form will be treated in accordance with the provisions of the Data Protection Act 1998. Calderdale MBC is the Data Controller of the information you have provided on this form and is registered with the Information Commissioner's Office for the purposes of processing your personal information in relation to your application.

The Council must protect the public fund it handles and so may use the information you have provided on this form to prevent and detect fraud. The Council may also share this information, for the same purposes, with other organisations, which handle public funds. The Council will not share your information for any other purpose without your explicit consent.

For further information about this please contact the Council's Information Management coordinator on 01422-392298.

OFFER FORM FOR CAFÉ AT WELLHOLME PARK, BRIGHOUSE

NAME:

HOME ADDRESS:

.....

POSTCODE:

E-MAIL ADDRESS:

DATE OF BIRTH:/...../.....

HOME TELEPHONE NO:

MOBILE TELEPHONE NO:

DETAILS OF PROPOSED USE:.....

LENGTH OF LEASE REQ'D:

DO YOU HAVE THE RIGHT WORK IN THE UK? Yes No

DO YOU HAVE A CRIMINAL RECORD? Yes No

If you have ticked yes to the above question please give full details below:

.....

BANK NAME AND ADDRESS

.....

SORTCODE

BANK ACCOUNT NO

I/WE SUBMIT OFFER OF £ PER YEAR
IN WORDS.....

NB: LEGAL FEES WILL BE PAYABLE IN ADDITION TO THE OFFER.

DATED THIS DAY OF 2016

In order to assess your application further, the Authority will apply for the following references:

- 1. A Bank reference.**
- 2. 2 x trade References (if available).**
- 3. New businesses to provide a brief outline business plan on the proposed business.**
- 4. All prospective tenants' must provide proof of identity and address to the Council prior to completion of legal documentation by providing one document from each box shown on page 5 of these particulars.**

SIGNED:

NAME OF SOLICITOR (If applicable):



Offer Enclosed: DO NOT OPEN

For Official Use Only

Date Received	
Time Received	
Received by	

PROPERTY TITLE: Café at Wellholme Park, Brighouse

FILE NUMBER: 1962-2

Closure Date: Offers Invited

SUBMIT TO: Corporate Asset and Facilities Management,
Calderdale Metropolitan Borough Council,
1st Floor Northgate House, Northgate,
HALIFAX HX1 1UN

 *Cut around the dotted line and stick this label to your envelope* 

The envelope shall not bear any name or mark indicating the sender. If you intend using the services of an independent delivery service (such as the Royal Mail or similar company) for the delivery of your offer by the return date, you should ensure that they do not affix anything to the offer envelope which can identify you as the sender of the documents otherwise your offer will be invalidated and will not be considered.

If you would like this information in another format or language, please contact:
01422 393081

আপনি যদি এই তথ্য অন্য কোন মাধ্যম অথবা ভাষায় চান
তাহলে দয়া করে যোগাযোগ করুন :

01422 393081

اگر آپ کو یہ معلومات کسی دوسری زبان
یا شکل میں چاہیے تو رابطہ کریں:

01422 393081

Corporate Asset and Facilities Management
Northgate House
Northgate
Halifax. HX1 1UN
Telephone: 01422 392004
Faxcimile: 01422 392059
Email: estate.management@calderdale.gov.uk
Website: <http://calderdale.gov.uk>



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