



**Former Wickham Arms  
St Peg Lane  
Cleckheaton  
BD19 3SA**

- Substantial former Public House premises with ground floor of **352.1 sq m (3790 sq ft)**
- Excellent Town Centre location adjacent / frontage to Dewsbury Road (A638).
- Dedicated forecourt parking for approx. 7 cars.
- PP for dental practice and restaurant but would suit commercial uses.
- Rent: **£32,500 pax**

### SITUATION

The premises are set back from Dewsbury Rd on the periphery of Cleckheaton Town Centre, a short distance from Central Parade and within walking distance of the Town's bus station and all main amenities.

Dewsbury Road (A638) is a busy vehicular thoroughfare serving the Town at its busy crossroads junction with St Peg's Lane which links it with the motorway networks approx. 1.5 miles to the north with the Spen Valley region.

The property benefits from frontages to St Peg Lane, Dewsbury Rd and Brooke St.

### PROPERTY/ACCOMMODATION

The available accommodation is arranged at ground floor level forming part of this substantial 2 storey stone constructed former Public House premises and served by multiple entrance points and, incorporating 2 attractive bay windows.

The premises are essentially fitted out as a Public House / restaurant with the majority of bars, seating areas etc. still insitu. The extensive area comprises the main bar area, restaurant, tap room, overspill seating area, catering kitchen and extensive WC facilities.

The property is considered to be suitable for a wide variety of business concerns after a programme of refurbishment.

The premises provide the following approximate gross internal floor areas.

#### Outside

Dedicated front parking for approx. 7 cars.

	Sq. m.	Sq. ft.
Ground Floor	352.1	3790
<b>TOTAL AREA</b>	<b>352.1</b>	<b>3790</b>

### PLANNING PERMISSION

Planning permission was secured for a conversion to a dental practice and restaurant (application 2023/6293500/E—Kirklees Council)

### RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

<b>Rateable Value:</b>	£17,800
<b>Rates Payable (approx.):</b>	£8, 882

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

### RENT

**£32,500** per annum exclusive Subject to Lease.

### LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

### LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

### VAT

Our clients advise VAT is not chargeable upon the rent, although they reserve the right to do so, if appropriate.

### ENERGY PERFORMANCE CERTIFICATE

The EPC rating is **C** and a copy of the certificate is available upon request.

### VIEWING

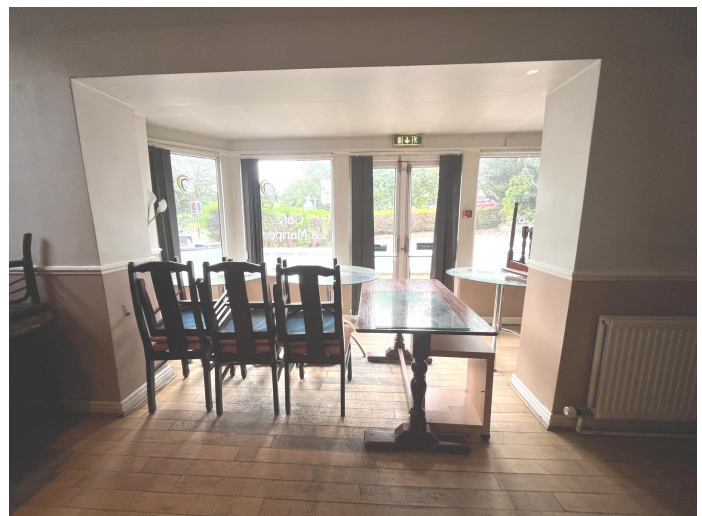
By contacting the sole agents:

**Sharma Williamson**

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August 2025





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