Sharma Williamson

TO LET



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**

www.sharmawilliamson.co.uk **T: 01274 759955**

Sharma Williamson

01274 759955
www.sharmawilliamson.co.uk
info@sharmawilliamson.co.uk

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:

	Sq. m.	Sq. ft.
Ground Floor	352.1	3790
TOTAL AREA	**352.1**	**3790**

Outside
Dedicated front parking for approx. 7 cars.

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:

Authority: Bradford Council
Description: Public House & Premises
Rateable Value (2026): £19,250

Please click on the link below to obtain an estimate of the annual Business Rates payable :
https://www.gov.uk/calculate-your-business-rates

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.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

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 Energy Performance Rating for this property is **C** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:
Sharma Williamson
Tel: 01274 759955
Email: info@sharmawilliamson.co.uk

Updated: October 2026



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

RICS

Sharma Williamson

01274 759955
www.sharmawilliamson.co.uk
info@sharmawilliamson.co.uk













Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

RICS