

TO LET

Prominently located commercial unit/offices

**8 ST. JOHN'S ROAD
HUDDERSFIELD
HD1 5AT**



214 – 932 ft² (19.86 – 86.28 m²)

- **Attractive period building close to town centre**
- **Nearby occupiers include Tesco, Laura Ashley and Bathstore**
- **EPC Rating – D (78)**

Hanson Chartered Surveyors
Oak House New North Road Huddersfield HD1 5LG
Telephone 01484 432043

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A Walker Singleton Group Company

Location

The property is located with prominent frontage to St. John's Road and faces out onto Huddersfield Ring Road.

Nearby occupiers include Tesco, Domino's Pizza, Bathstore, Laura Ashley and Hoult's.

Description

The property comprises a two storey building of dressed stone construction, beneath a pitched blue slate roof.

The majority of the ground floor accommodation is occupied by a beauty treatment clinic.

Accommodation

Floor	Ref. on plan	Floor Area	
		(m ²)	(ft ²)
Ground	"Admin Office"	19.86	214
First	"Kitchen"	10.20	110
First	"Meeting Room"	19.30	208
First	"Cleaner's Store"	4.43	48
First	"Vacant Office"	13.16	142
First	"Manager's Office"	14.45	156
First	"Store"	4.88	53
Total NIA		86.28	932

Measurements taken in metric and converted to their nearest imperial equivalent.

Terms

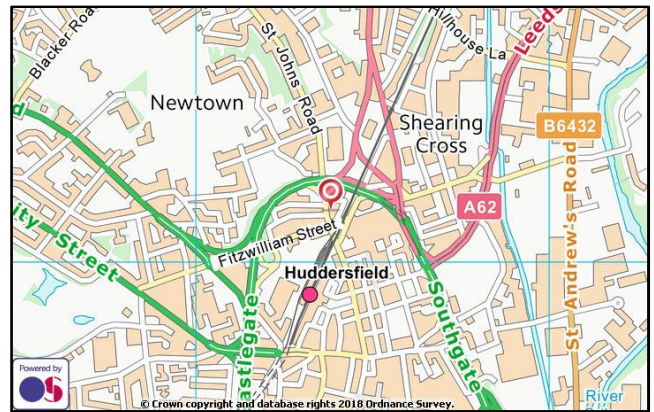
The vacant space is available as a whole or as individual suites on flexible terms to be agreed.

Rent

Upon application.



Ref: 1935



Business Rates

The accommodation will require re-assessment for non domestic rating purposes upon occupation.

The current Uniform Business Rate for 2018/2019 is 49.3p in the £.

It is likely there will be no business rates payable, subject to tenants' qualification for Small Business Rate Relief.

VAT

All figures are quoted exclusive of any VAT the landlord may have a duty to charge.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Viewing

Viewing is strictly by appointment with accompanied access, contact the joint agents:

Hanson Chartered Surveyors
Phil Deakin
Mark Hanson

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Subject to Contract

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Hanson Property Consultants Limited for themselves and for the vendor(s) or lessor(s) of the property whose agents they are gives notice that these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchaser(s) must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give, and neither Hanson Property Consultants Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. None of the building's services or service installations have been tested and is not warranted to be in working order.

PROPERTY MISDESCRIPTIONS ACT 1991

Whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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