

TO LET

Unit 17 Kingsgate Shopping Centre Huddersfield



Location

Affluent, thriving and optimistic, CACI has Huddersfield marked out as one of the UK's towns with exceptional potential for growth. Huddersfield has been ranked the 47th largest catchment potential of any town in the UK, sitting strategically in between Manchester and Leeds with a c.2.2m population catchment.

The Kingsgate Shopping Centre is located in the heart of Huddersfield and is the premier shopping destination in the town and surrounding region.

Retailers trading within the scheme include House of Fraser, Next, H&M, JD, New Look, Waterstones, River Island, Office Shoes, Smiggle, Waterstones, and The Body Shop. The unit is located in a prime position directly opposite Topman and Topshop.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,270	213.0

Rent

We are seeking rental offers in the order of £80,000 per annum exclusive.

Tenure

The unit is offered on a new 10 year fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates

The units rateable value is to be reassessed following building works.

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

There is an on-account service charge for the year 2017, this is to be confirmed.

EPC

Energy Performance Asset Rating - Available on Request

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared July 2017

Viewing Strictly through the joint letting agents.

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