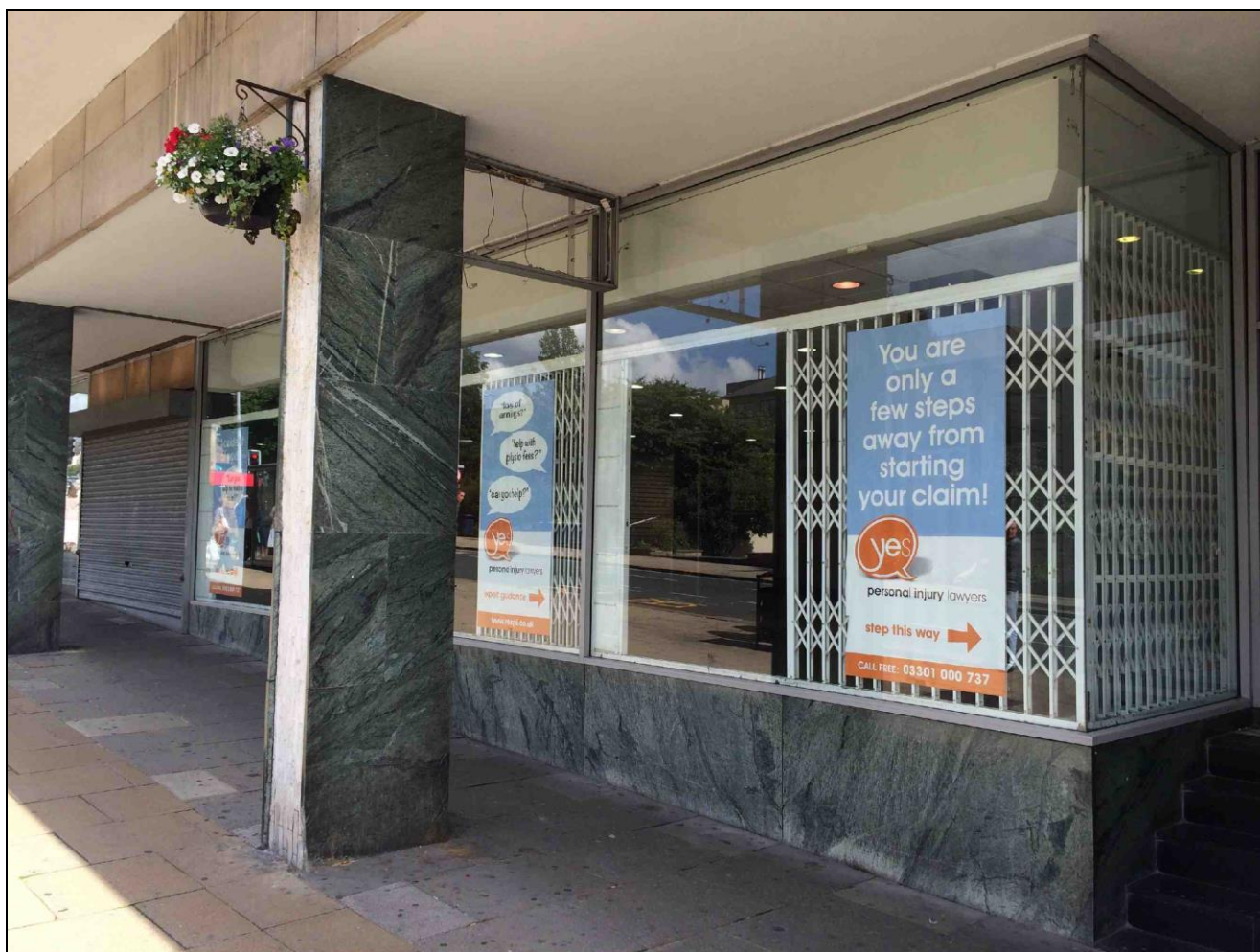


TO LET

**14 HIGH STREET
HUDDERSFIELD
WEST YORKSHIRE
HD1 2HA**

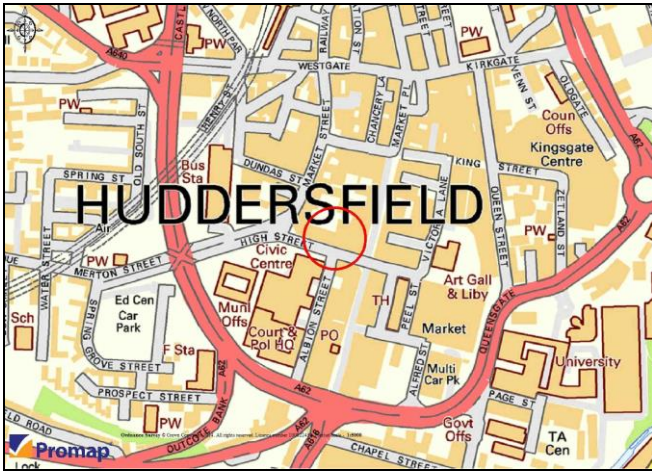
- Town centre showroom/retail unit
- 359 m² (3,862 ft²)
- Prominent glazed frontage to high street
- **Rent reduced to £20,000 p.a.**



TO LET

14 High Street
Huddersfield, HD1 2HA

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Location

The property is situated on and benefits from a prominent frontage to High Street a short distance west of its junction with the pedestrianised New Street within Huddersfield Town centre.

The property forms part of a larger parade of retail units with nearby occupiers including Boots the Opticians, Thomas Cook and Betfred.

Description

The property comprises the ground floor of a larger multi storey office building and provides predominantly open plan retail showroom accommodation benefiting from a substantial glazed frontage including internal security shutters to High Street.

The retail showroom benefits from a lay-in grid suspended ceiling incorporating spot lighting and air conditioning units.

The showroom benefits from separate loading access from the rear together with ancillary office, stores, kitchen and w.c provision.

Accommodation

The Total Approximate gross internal floor areas are:		
	m ²	ft ²
Total Approximate GIA	359	3,862

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates as follows:

Shop and premises Rateable Value: £51,000

EPC

The property has been assessed with an EPC rating of Band C (73).

Terms

The property is available To Let on a new effective full repairing and insuring lease for a minimum period of 12 months or longer by negotiation.

Rent

£20,000 per annum

A service charge will be payable in respect of common areas.

Legal Fees

The incoming tenant is to be responsible for the landlord's reasonable costs in preparation of the lease document.

Viewing

For further information and viewing arrangements please contact the sole letting agents:

Paul Andrew

Direct Line: 01484 477600

Email: paul.andrew@walkersingleton.co.uk

Ref: 33204

Oct-17



Oak House, New North Road, Huddersfield, HD1 5LG

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