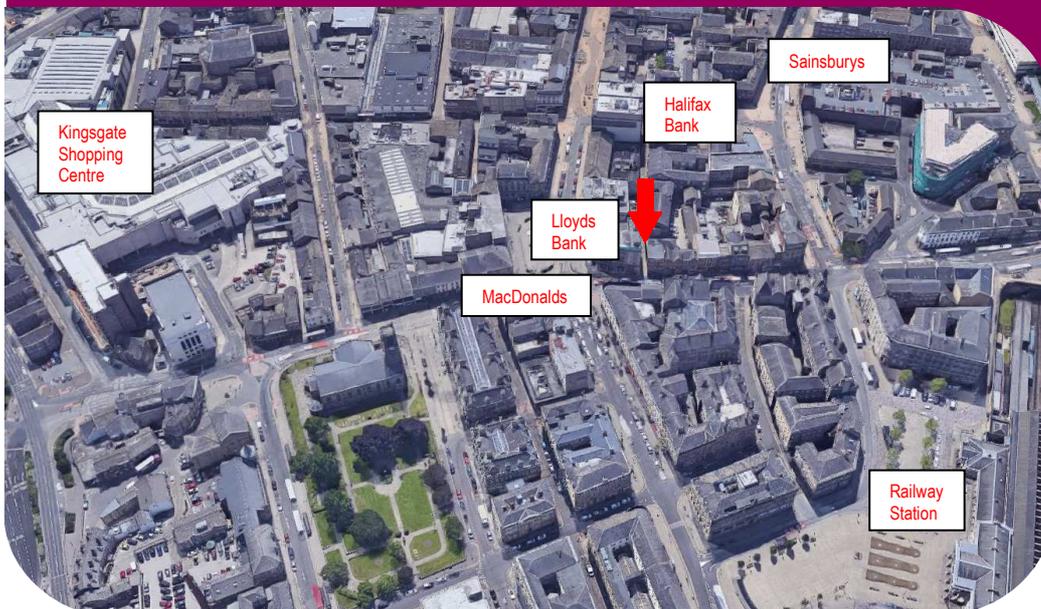


TO LET

5 CHANCERY LANE
Huddersfield HD1 2DT



GROUND FLOOR OFFICE/RETAIL PREMISES

65.28m² (703ft²)

- **Rent inclusive of utilities, buildings insurance and maintenance**
- Open plan accommodation occupying the ground floor of this Grade 2 Listed building
- Central position close to Huddersfield train and bus stations
- Nearby occupiers include Lloyds Bank, Nandos, Ryman's Stationery, HSBC, Marks & Spencer and Café Nero

T. **01484 530361**
www.bramleys.com

5 CHANCERY LANE, HUDDERSFIELD

OFFICE/RETAIL PREMISES

The property comprises the ground floor of this multi-storey, stone built, Grade 2 Listed building situated to the rear of New Street within the main commercial district of Huddersfield town centre.

The accommodation extends to 65.28m² (703ft²) of office/retail space at ground floor level. The premises are finished to a good standard providing attractive and contemporary accommodation, having the benefit of being ground floor within the town centre.

This is an accessible location and would suit a variety of businesses, having most recently been used as a tattoo studio, and being suitable for similar uses in addition to alternative retail and office uses, subject to planning.

Nearby occupiers include NatWest, Nandos, Costa Coffee and Rymans, in addition to a large number of other national occupiers and smaller businesses.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby
Main Office/Retail Area 65.28m² (703ft²)

WC – With low flush wc & wash basin

RENT

£12,000 per annum
Inclusive of utilities, buildings insurance and maintenance.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£7,500
This will be charged back by the local Rating Office at the Uniform Business Rate of 48p (2018/19). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBA



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

CONTACT

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