

TO LET

Town centre retail premises

**UNITS AT MARKET AVENUE
HUDDERSFIELD
HD1 2BB**



185 – 1,140 ft² (17.20 – 105.90 m²)

- **A variety of units available within a well-managed, modern scheme**
- **Located within the heart of the town centre**
- **Flexible terms**
- **Rental incentives available**
- **EPC Ratings – D & F**

Location

Huddersfield is a thriving commercial centre situated some 15 miles south west of Leeds, 8 miles south of Halifax and 10 miles south of Bradford. The town benefits from excellent communications, being close to junctions 23 and 24 of the M62.

Market Avenue links pedestrianised New Street to Victoria Lane, and is home to a range of boutique independent occupiers. The scheme also includes Virgin Media and Yorkshire Linen Company, whilst the Marks & Spencer Food Hall is adjacent.

Description

Market Avenue is a covered shopping arcade within the heart of Huddersfield town centre. The various units provide ground floor retail units, some with ancillary first floor accommodation. All units have glazed ground floor display windows.

Business Rates

Currently assessed for non-domestic rating purposes as follows:

Unit 6	£8,500 Rateable Value
Unit 9/11	£22,750 Rateable Value
Unit 10/12	£15,250 Rateable Value
Unit 17	£4,900 Rateable Value

The current Uniform Business Rate for 2017/2018 is 47.9p in the £ ignoring transitional relief. Interested parties are advised to make their own enquiries with the charging authority (Kirklees MC).



Accommodation

Unit 6	342 ft ²	31.77 m ²
Unit 9/11	1,140 ft ²	105.90 m ²
Unit 10/12	796 ft ²	73.90 m ²
Unit 17	185 ft ²	17.20 m ²

Measurements taken in metric and converted to imperial.

Terms & Rents

Each unit is available on flexible lease terms at the following rents:

Unit 6	£165 per week inclusive of service charge
Unit 9/11	£290 per week inclusive of service charge
Unit 10/12	£195 per week inclusive of service charge
Unit 17	£125 per week inclusive of service charge

Rental incentives are available.

VAT

Rents are quoted exclusive of VAT.

Planning

Falling within Categories A1 and A2 of the Town and Country Planning (Use Classes) Order 1987.

Legal Costs

Each party to pay their own legal costs in connection with the transaction.

Viewing

Viewing is strictly by appointment through the agents, either:

Hanson Chartered Surveyors 01484 432043
 Mark Hanson mark@hanson-cs.co.uk
 Phil Deakin phil@hanson-cs.co.uk

Legat Owen 01244 408200
 Sandy Racliffe sandyratcliffe@legatowen.co.uk
 James Lutton jameslutton@legatowen.co.uk

Subject to Contract

Reference 2795

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

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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.



HANSON
 CHARTERED SURVEYORS