

TO LET

Unit 16 Kingsgate Shopping Centre Huddersfield



Location

The subject property is located within the Kingsgate Shopping Centre in Huddersfield town centre.

The premises are within a prime location fronting the mall with nearby occupiers including H & M Hennes, Office, HMV, Waterstones, JD Sports, Wallis, Miss Selfridge and Next.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	2,293	213.0

Rent

We are seeking rental offers for the ground floor only in the order of £110,000 per annum exclusive, subject to the overall terms of the lease and incentives.

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.

A shorter lease term may be considered. Further details can be provided upon request.

Business Rates

We understand that the unit is assessed under the 2010 revaluation at £100,130. From 1 April 2014 the Rates Payable will be £48,262 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Kirklees Metropolitan Council on 01484 221 000

Service Charge

The estimated annual service charge for 2014 is £14,969.

EPC

Energy Performance Asset Rating -

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 November 2014

Viewing Strictly through the sole letting agent.

Barker Proudlove

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