



# 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** 

Jonathan Newns

+44 (0)113 212 3501 +44 (0)7796 686469 jonathan@barkerproudlove.co.uk



# Leeds 0113 388 4848

info@barkerproudlove.co.uk

Particulars last updated 17/11/2014



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. November 2014.