

PRIME RETAIL UNIT TO LET

jackson
criss

2 Infirmary Street, Leeds, LS1 2JP +44(0)113 819 8998
www.jacksoncriss.co.uk

25 KING STREET, HUDDERSFIELD



TERMS

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£55,000 per annum exclusive.

FLOOR AREAS

Ground floor sales :

SQ FT

859

SQ M

79.80

Basement :

523

48.59

SERVICE CHARGE

The on-account charge for 1 January 2019 to 31 December 2019 is £5,087

EPC

The Energy Performance Asset Rating is Band C (67)

RATEABLE VALUE

£44,750 (2017 assessment)

COSTS

Each party to bear their own costs incurred in the transaction.

SUBJECT TO CONTRACT & VACANT POSSESSION



- Superb trading position fronting 100% prime King Street.
- Directly opposite **Boots** and **Footlocker** with other retailers nearby including **FootAsylum**, **Patisserie Valerie**, **WH Smith**, **Ann Summers** and **Caffe Nero**

IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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VIEWING

Please contact Jackson Criss

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FOOTASYLUM



M&S
EST. 1884

Ann Summers

Carphone Warehouse

**PÂTISSERIE
VALERIE**

