



## HUDDERSFIELD 31 New Street

### PROMINENT SHOP UNIT TO LET

#### 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.

The subject property occupies a prime retail position on the pedestrianised New Street with nearby occupiers including **The Works, Costa Coffee, Yorkshire Building Society** and **Marks & Spencer**.

#### LEASE/RENT

The property is available on a way of a new full repairing and insuring lease at a rent of **£15,000 per annum exclusive**. The rent will be subject to VAT.

#### VAT

Prices, outgoing and rentals are exclusive of, and will be liable to, VAT.

#### ACCOMMODATION/DESCRIPTION

The property is arranged on Ground and First Floor and has the following approximate areas:-

Ground Floor Sales	370 sq ft	34.3 sq m
Ground Floor Ancillary	155 sq ft	13.95 sq m
First Floor Ancillary	861 sq ft	77.49 sq m

#### ASSESSMENTS

Enquires of the Valuation Office Agency website confirm the property is assessed as follows:-

Rateable Value	£20,250
Rates Payable (17/18)	£9,699.75

Interested parties are advised to make their own rates enquiries to Kirklees Council on 01484 221 000.

#### SERVICE CHARGE

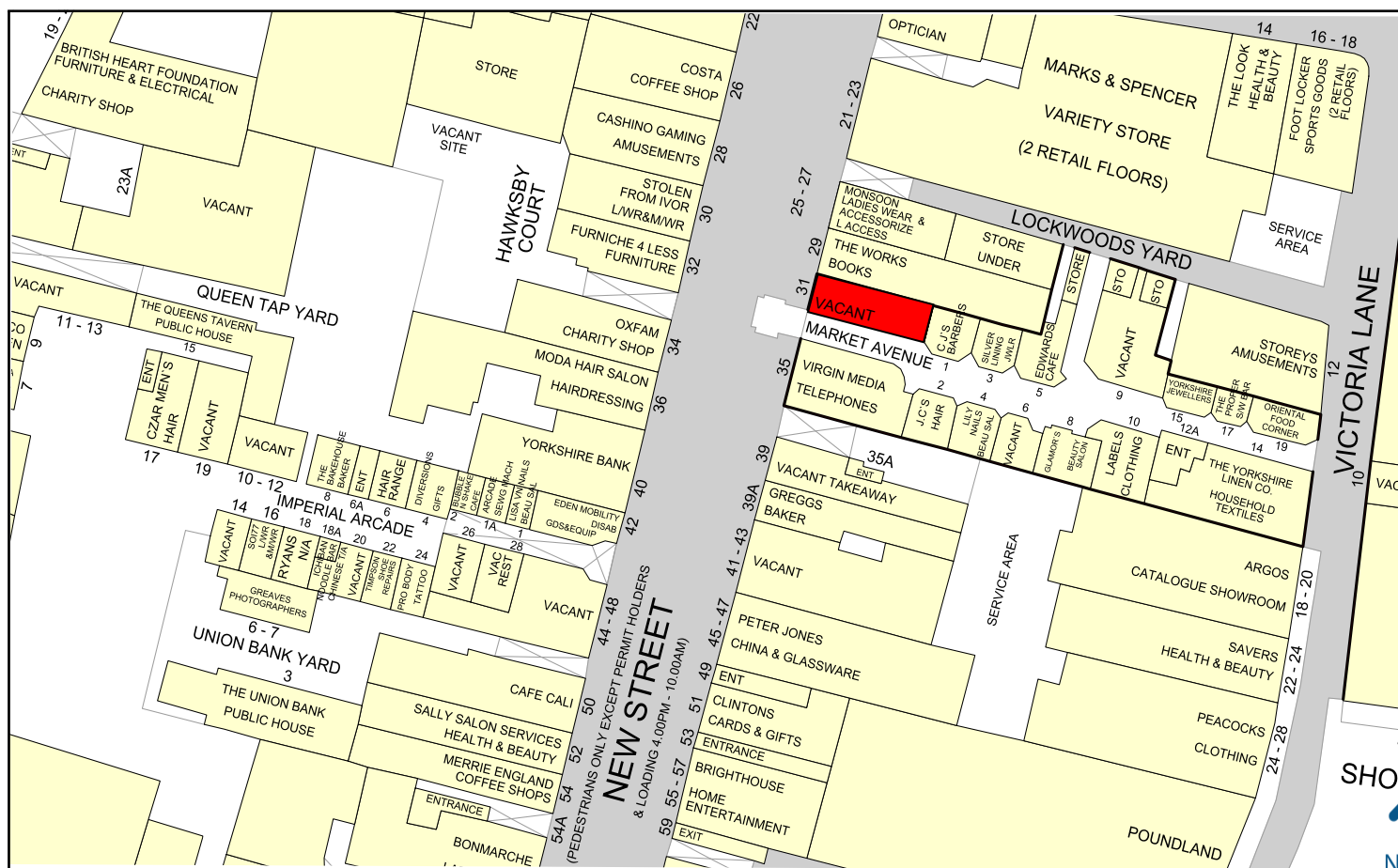
A service charge is payable to cover landlord apportioned running costs. The service charge for 2017/18 is £6,290 plus VAT.

For more information please contact:

**Sandy Ratcliffe**

**01244 408 240**

**[sandyratcliffe@legatowen.co.uk](mailto:sandyratcliffe@legatowen.co.uk)**



### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced and is rate E, 117. Please contact the agents for a copy of the certificate.

### LEGAL COSTS

Each party are to be responsible for their own legal or professional costs.

### PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

**SUBJECT TO CONTRACT**

**JLCJ080514**



### VIEWING

Strictly by appointment through the sole agent Legat Owen:-

**Sandy Ratcliffe**

**01244 408240**

**sandyratcliffe@legatowen.co.uk**

**LegatOwen**  
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