

TO LET

19 Imperial House

Huddersfield
HD1 2BR

- Prominent town centre retail unit
- 71.6m² (771 sq ft)
- Nearby occupiers include Sainsburys, Moss Bros and Ryans Newsagents



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Location

The premises form part of the larger Imperial Arcade, an attractive Grade II Listed shopping arcade which provides access between New Street and Market Street.

New Street is a prime retail location within the town with nearby occupiers including Yorkshire Bank, Moss Bros and Waterstones. The entrance to the Arcade from Market Street is opposite the entrance to the Sainsbury's town centre store.

Description

The property comprises a self contained ground floor retail unit benefitting from a large shop frontage with steel roller shutters to the Arcade.

Internally the property provides open plan retail accommodation together with additional ground floor stores and W/C provision.

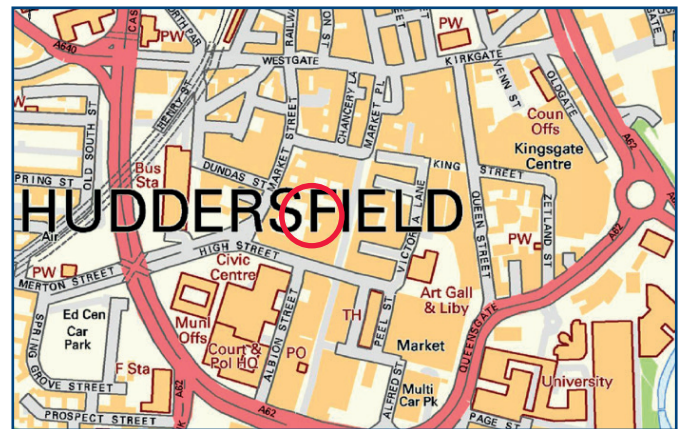
Accommodation

The total approximate net internal floor areas are:

19 Imperial House

Ground Floor Retail	50.7m ²	546 sq ft
Ground Floor Stores	20.9m ²	225 sq ft
Total Approximate NIA	71.6m²	771 sq ft

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.



Rent

£16,000 per annum.

VAT

The rent quoted is exclusive of any VAT the landlord may choose or have a duty to impose.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in this transaction.

Viewing

For further information and viewing arrangements please contact Joint Agents:

Paul Andrew

Email: paul.andrew@walkersingleton.co.uk
Direct Line: 01484 477621

Or

Jonathan O'Connor

Email: jonathan.oconnor@walkersingleton.co.uk
Direct Line: 01484 477624

Or, Heaney Micklethwaite. Tel: 01132 451622

Ref: 32251/PBA/5/13

Business Rates

The Valuation Office Agency website indicates the premises are assessed for Uniform Business Rates as follows:

Shop and Premises – Rateable Value: £23,500.

Terms

The premises are available to let by way of a new effective full repairing and insuring lease (by way of a service charge) for a term of years to be agreed.

Service Charge

A service charge will be payable in respect of contribution towards external repairs, security, management and maintenance of common parts.

WalkerSingleton
Chartered Surveyors

Oak House, New North Road, Huddersfield, HD1 5LG

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