



### Location

Kingsgate Shopping Centre is located in the heart of Huddersfield and is the premier shopping destination in the town and surrounding region. Kingsgate sits strategically between Manchester and Leeds with a catchment population of around 2.2 million. It ranks 47th in the CACI, Comparison Goods retail rankings with exceptional potential for growth.

This unit occupies a 100% prime location on the mall and benefits from over 8.5 million footfall per annum.

The scheme is anchored by House of Fraser who have recently refitted their store and other tenants include Next, H&M, JD Sports, River Island and Office Shoes. Planning consent has recently been secured for a new leisure extension that will incorporate an 8 screen light cinema along with seven A3 units.

### Accommodation

Ground Floor Sales	1,577 sq ft	146.56 sq m
<b>Total</b>	<b>1,577 sq ft</b>	<b>146.56 sq m</b>

### Lease Term

Flexible terms available.

### Contact

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### Rent

£85,000 per annum exclusive.

### Rates

Rateable Value	£68,500
UBR	0.493 (2018/19)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

### Service Charge

£11,028.68 (2017/18).

### Energy Performance Certificate

Available upon request.

### Timing

Available ASAP.

### Or through our joint agents

Barker Proudlove  
0161 388 4848



Experian Goad Plan Created: 21/03/2018  
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