

FAWLEY·WATSON·BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

101 NEW STREET
HUDDERSFIELD



LOCATION

Pedestrianised New Street is Huddersfield's traditional prime retailing location and home to retailers such as **Primark**, **Marks & Spencer's** and **Wilkinsons**, amongst other national and regional traders.

The property is situated in an excellent corner location with surrounding occupiers including **Wilkinsons** and **Primark**.

ACCOMMODATION

The premises provide the following accommodation at ground

Ground Floor	135.73 m ²	1,461 sq ft
First Floor	113.71 m ²	1,224 sq ft

RENT

£30,000 per annum exclusive

LEASE TERMS

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

SUBJECT TO VACANT POSSESSION

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RATES

We have been verbally advised by the Local Rating Authority that the property is assessed for rating purposes as follows:

Rates Payable - 2019/2020 £13,557.50

Interested parties should make their own enquires to confirm this.

SERVICE CHARGE

The service charge payable for the year 2019 is £7,592 and insurance of £471.30 plus VAT.

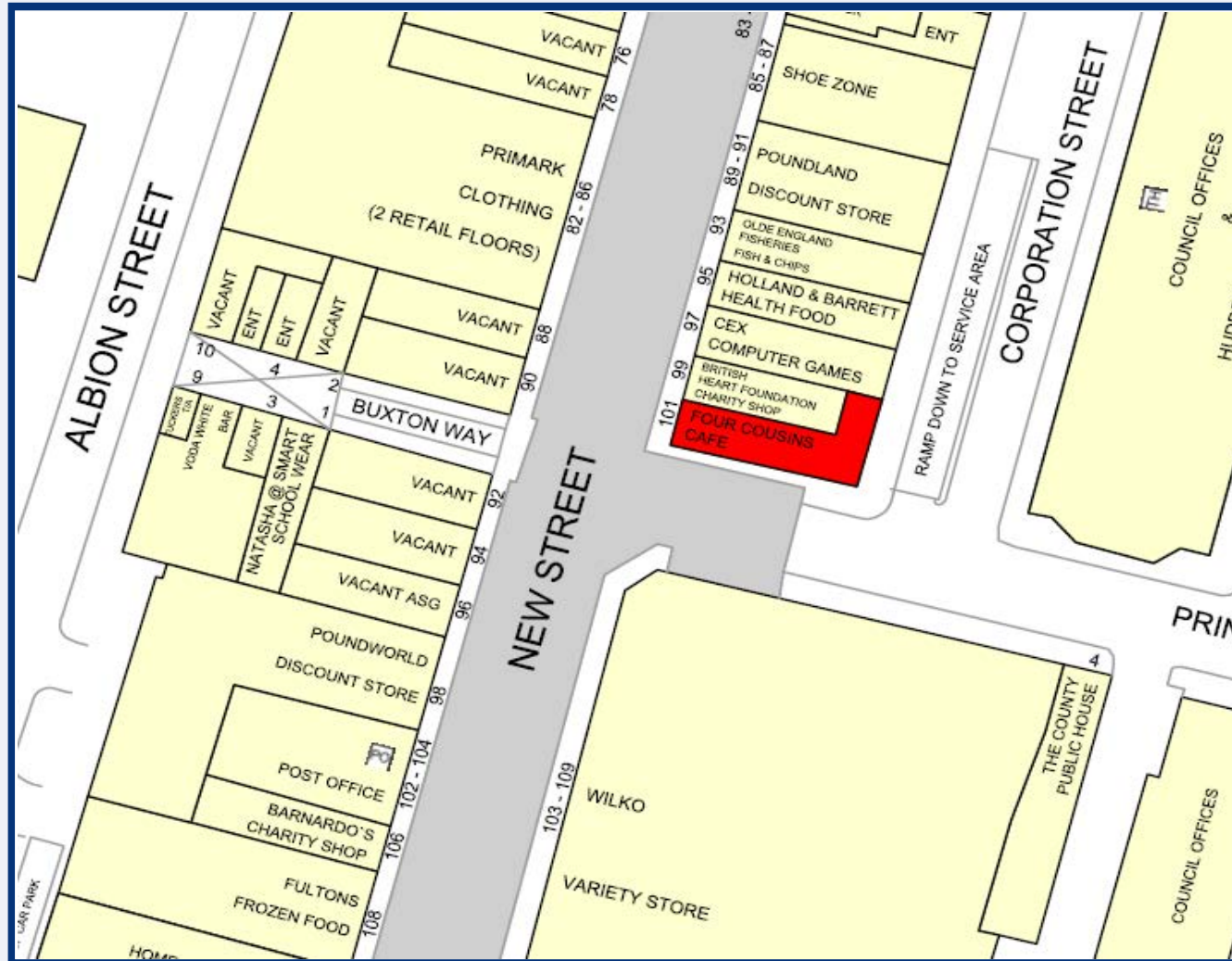
LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

VIEWING

By appointment with letting agents Fawley Watson Booth contact Julie Fawley on 0113 2347900 or by email on julie@fawleywatsonbooth.com.

ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT



Friends Provident House
13/14 South Parade, Leeds, LS1 5QS



0113 234 7900
www.fawleywatsonbooth.com