

TO LET

**13 Carr Lane
Slaithwaite
Huddersfield
HD7 5AN**

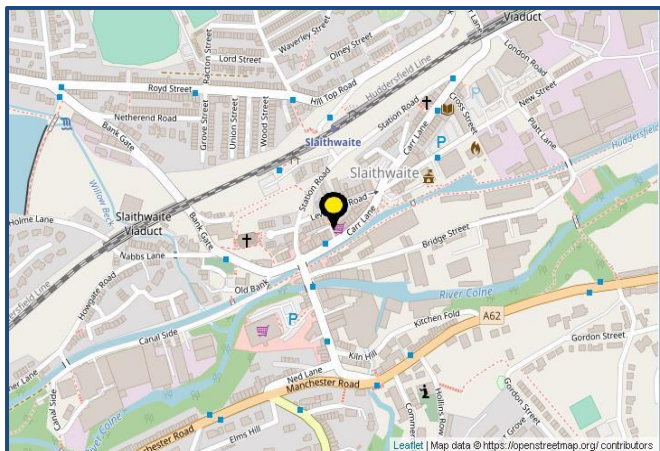
- Prominent retail unit
- 74.16 m² (799 ft²)
- Located in the centre of Slaithwaite



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Location

The unit is well situated on Carr Lane within a terrace of retail properties in the centre of Slaithwaite. National occupiers in the immediate vicinity include the likes of Coop and Lloyds TSB whilst Green Valley Greengrocers, Hadfield's bakers and Vanilla Bean are well regarded local occupiers in the same parade. Aldi acts as an anchor for the town centre with their store and dedicated car parking on Britannia Road.

Description

The property is a prominently positioned mid-terrace former Yorkshire Building Society. It forms part of a well-established retail parade with on street parking to the front.

Internally the property benefits from a predominantly open plan ground floor benefitting from air conditioning and a suspended ceiling. The first floor is partitioned to form a staffroom with WC, WB and kitchenette, storeroom with access to further attic storage and an office to the front of the building being air conditioned with carpet floor coverings, suspended ceiling and plastered walls with paper wall coverings.

Accommodation

The Total Approximate Gross internal floor areas are:		
	ft ²	m ²
Ground Floor	460	42.71
First Floor	339	31.45
Total Approximate GIA	799	74.16
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.		

Planning

The property benefits from class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rateable Value

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Shop and premises - £6,900

VAT

All rent quoted is exclusive of VAT.

EPC

The property has an energy performance rating of: D (97)

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Terms

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

Rent

£15,000 per annum

Viewing

For further information and viewing arrangements please contact the agent:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Ref: 42027



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

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