

SHOP TO LET

HUDDERSFIELD – 88 NEW STREET, HD1 2TR

**Mason
Partners**



LOCATION

The property is situated in a busy pedestrianised location in the heart of Huddersfield Town Centre. Other retailers in close proximity include: Wilko, Primark, Poundland, Post Office, Holland and Barrett.

ACCOMMODATION

The property is arranged over ground, first and second floors.

It provides the following approximate net internal floor areas:

Ground Floor Sales:	1,002 sq ft	93.01 sqm
1st Store/staff	609 sq ft	56.58 sqm

TENURE

The Premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

Offers in the region of £30,000 per annum.

SERVICE CHARGE

We estimate the current service charge is £2,005.38 per annum.

RATES

Rateable Value (2017 List)	£27,000
Estimated Rates Payable	£15,106.61

Interested parties are advised to make their own enquiries with the Local Authority to verify this information.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate for the premises is available on request.

LEGAL COSTS

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

VIEWING

Lee Quinn 0151 225 0117 leequinn@masonpartners.com
Robbie Walmsley 0151 225 0116 robbiewalmsley@masonpartners.com
Or our Joint Agent Jonathan Thomas at JRBT 01865 595 143

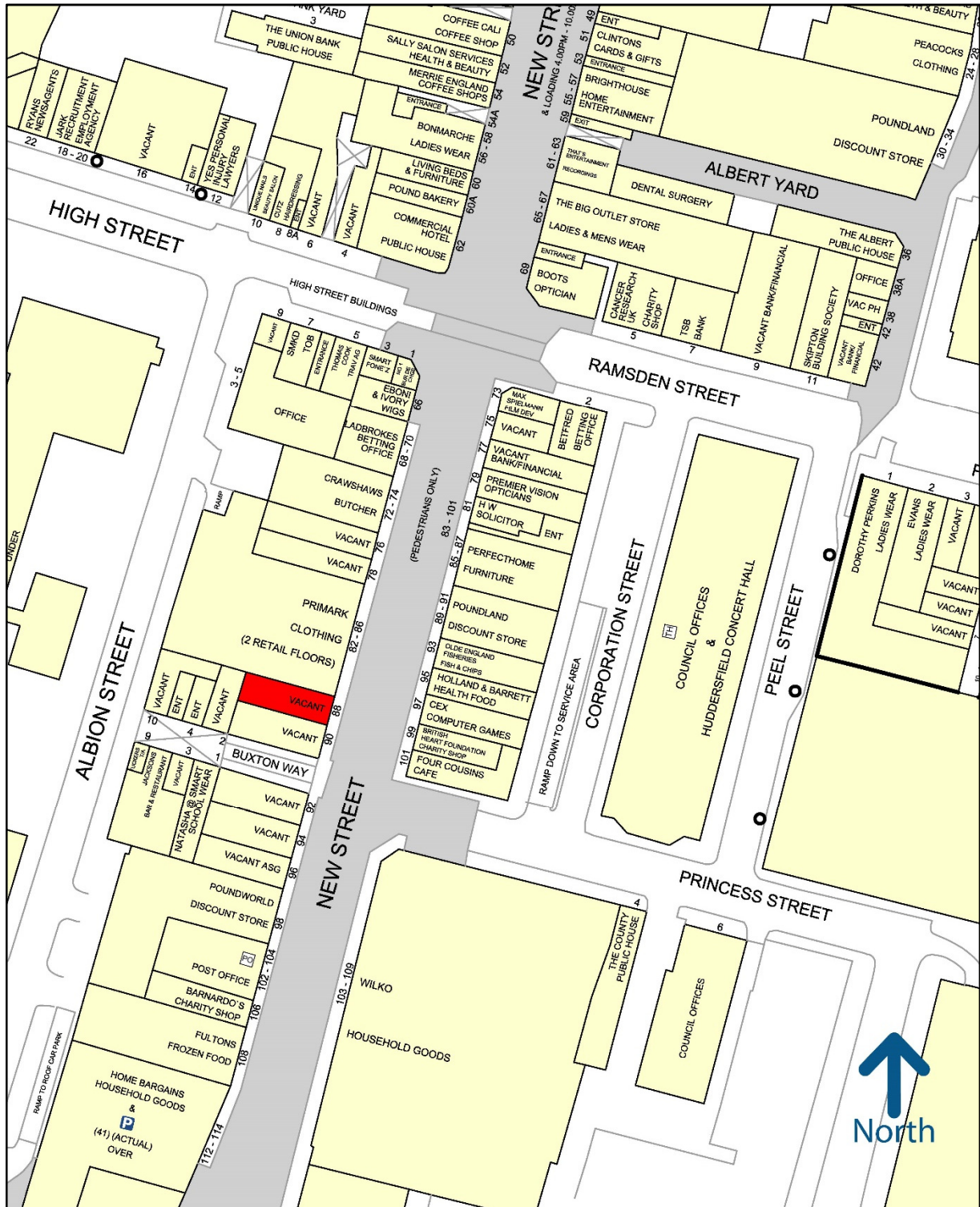
0151 227 1008

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