

TO LET

Albert Yard
Huddersfield
HD1 2BN

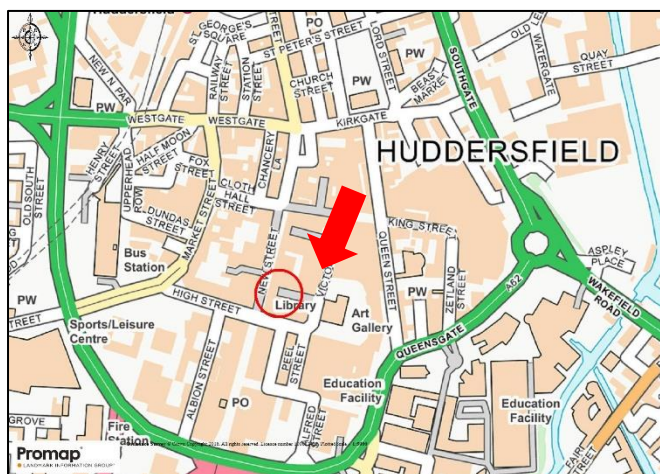
- Town centre unit
- 106.56m² (1,147ft²)
- Nearby occupiers include Pink, Bonmarche and Poundland
- Flexible terms available



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Location

The subject property is situated on and benefits from a prominent frontage to Albert Yard a pedestrianised passageway providing access from New Street and Victoria Lane.

Albert Yard is a secondary retail location within Huddersfield town centre with nearby occupiers including Pink, Bonmarche and Poundland.

Description

The property forms part of the ground floor of a larger retail investment property being of part four storey stone construction.

Internally the property provides good quality accommodation with a large timber frame and glazed shop frontage with partitioning forming a kitchenette/office and ladies and gents w.c provision.

The property benefits from LED CAT II and LG7 lighting, suspended ceilings, plastered walls and a suspended timber floor.

Accommodation

The Total Approximate Net internal floor areas are:		
	m ²	ft ²
Total Approximate NIA	106.56	1,147
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.		



Rateable Value

The property has been assessed for uniform business rates as follows:

Shop and premises Rateable value of £15,750

Terms

The premises are available To Let by way of a new Full Repairing and Insuring lease for a minimum term of three years.

A service charge will be payable.

EPC

The Energy Performance certificate is available upon request.

Rent

£12,000 per annum

The rent quoted is exclusive of VAT (if applicable)

Legal Fees

Each party is responsible for their own legal fees incurred in this transaction.

Viewing

For further information and viewing arrangements please contact the sole agent:

Paul Andrew

Direct Line: 01484 477600

Email: paul.andrew@walkersingleton.co.uk

Ref:35894



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

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WalkerSingleton
Chartered Surveyors

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