

TO LET

Huddersfield

Unit 30

Kingsgate Shopping
Centre



Location

The subject property is located within the Kingsgate Shopping Centre in Huddersfield town centre.

The premises are within a prime location fronting the mall with nearby occupiers including **H & M Hennes, Office, Top Shop, Waterstones, JD Sports, Wallis, Miss Selfridge** and **Next**.

Accommodation

The property comprises a ground floor shop with the following approximate areas:

Ground Floor sales: 209.90 sq m 2,259 sq ft

Rent

We are seeking rental offers in the order of **£110,000 per annum exclusive**, subject to the overall terms of the lease and incentives.

For the year ending 2013 the annual **Service Charge is £15,136 per annum**

Tenure

The unit is offered on a new 10 year fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

A shorter lease term may be considered. Further details can be provided upon request.

Business Rates

We understand that the unit is assessed under the 2010 revaluation at £108,000. Rates Payable will be £50,868 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Kirklees Metropolitan Council on 01484 221 000

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/ rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT.

Details prepared January 2014.

Viewing

Strictly through the joint letting agents:

Barker Proudlove

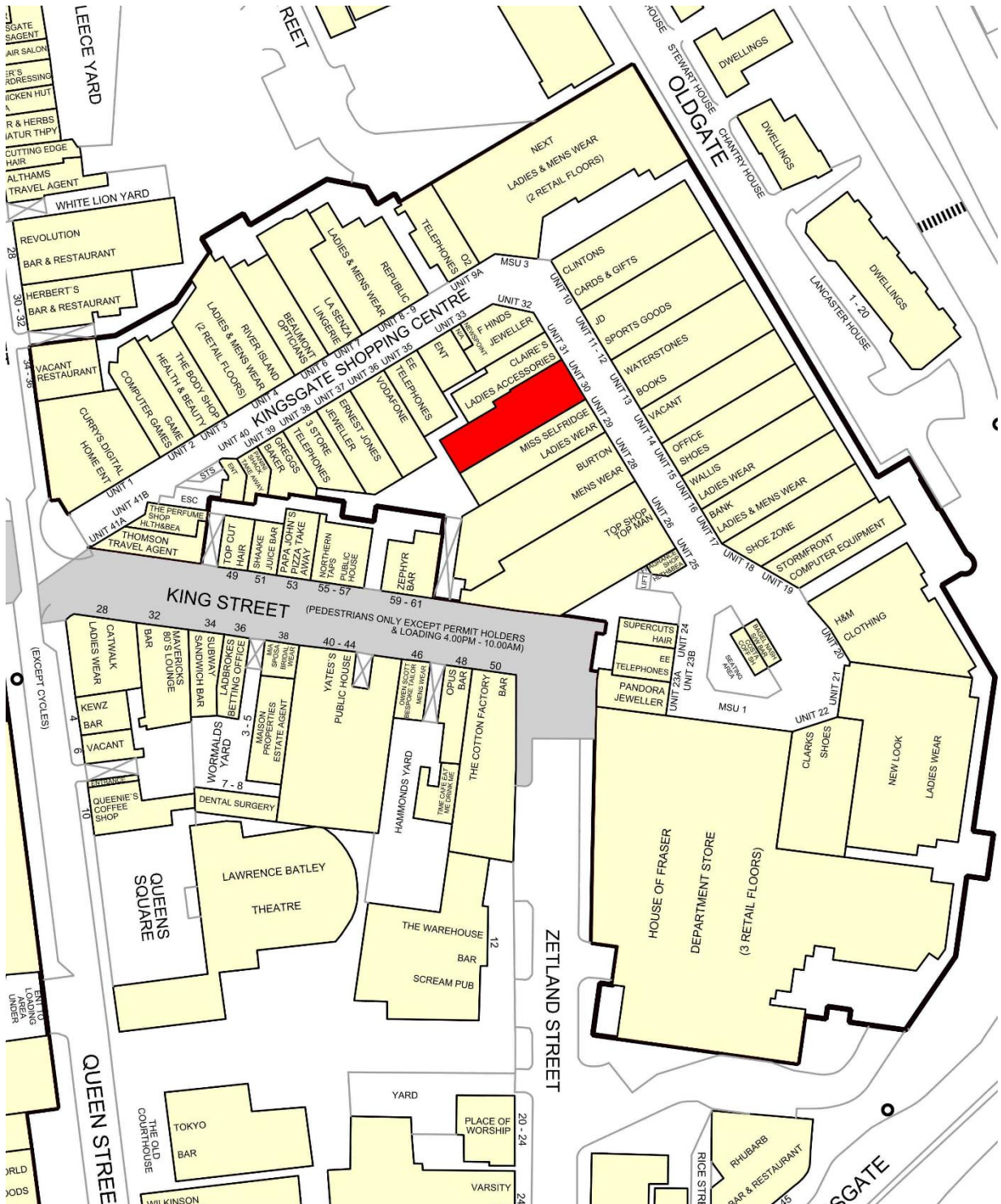
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