

# Huddersfield

## 18 Victoria Lane

### Retail Unit To Let



#### Location

The property is located in the centre of Huddersfield town centre on Victoria Lane, just off the prime pitch of King Street, behind New Street and next to the Piazza Shopping Centre.

The subject unit is situated in the centre of Victoria Lane with surrounding national occupiers including Boots, Savers, Peacocks, Poundland and Poundworld.

#### Accommodation

The property is arranged over ground, first and second floors providing the following approximate floor areas:

Ground Floor:	4,555 sq ft	423.17 sq m
First Floor:	7,682 sq ft	713.68 sq m
Second Floor:	918 sq ft	85.31 sq m

#### Rent

£150,000 per annum exclusive.

#### Tenure

The property is available by way of an assignment of the existing lease expiring 28th September 2022.

#### Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£68,500.00
Rates Payable (2017/18)	£32,812.00

*(Interested parties are advised to make enquiries with the Local Authority)*

#### Legal Costs

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

#### EPC

Rating = F.

#### Viewing & Further Information

Strictly by prior arrangement only with:

**Josh Howe**

jhowe@savills.com  
0113 220 1239

**David Charlton**

dcharlton@savills.com  
01612777295

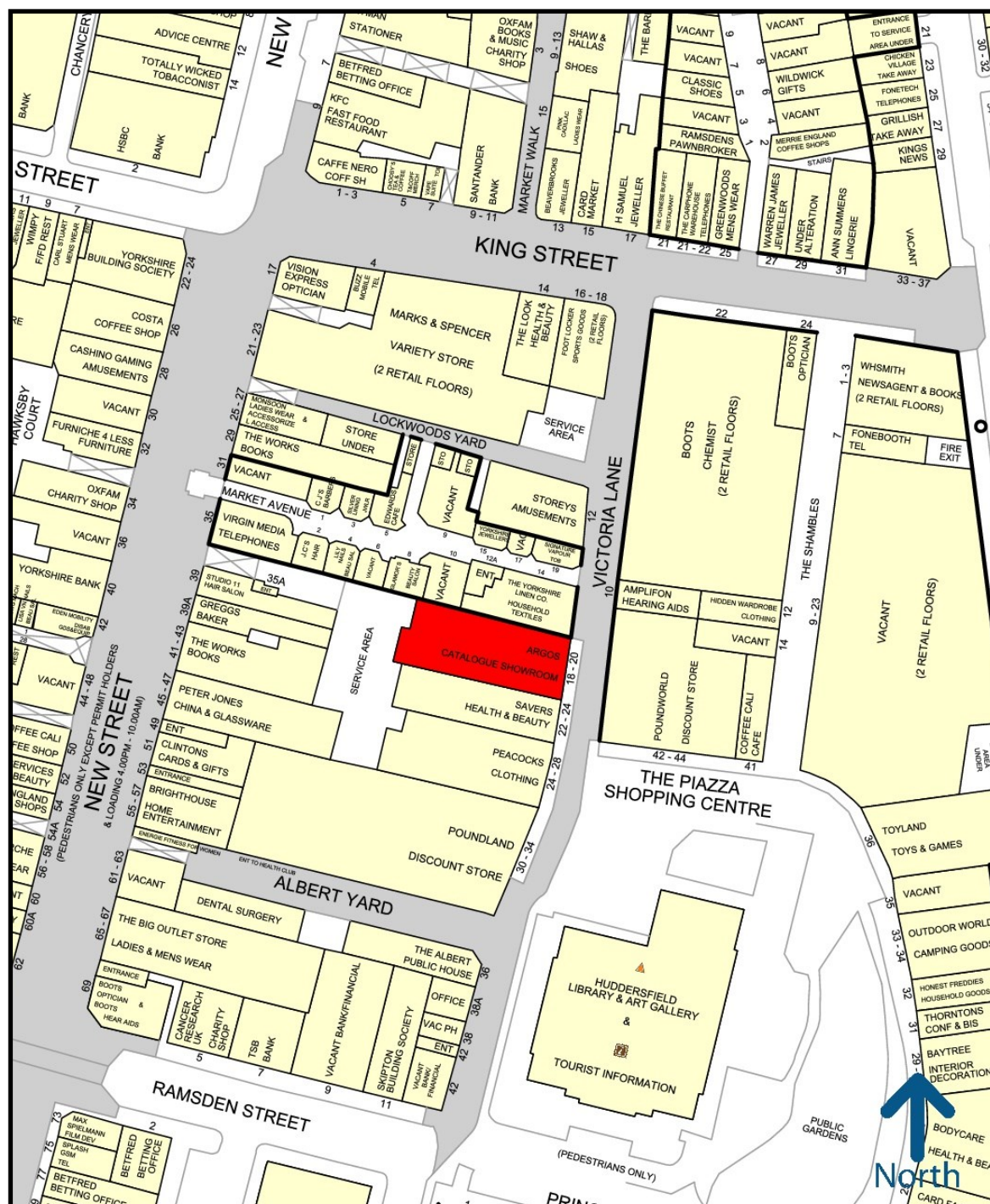
**Dan Kent**

dkent@savills.com  
020 7409 8161

[savills.co.uk/retail](https://www.savills.co.uk/retail)



Shaping Retail.



#### Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. July 2017

[savills.co.uk/retail](http://savills.co.uk/retail)

**savills**

Shaping Retail.