



Location

Kingsgate Shopping Centre is located in the heart of Huddersfield and is the premier shopping destination in the town and surrounding region. Kingsgate sits strategically between Manchester and Leeds with a catchment population of around 2.2 million. It ranks 47th in the CACI, Comparison Goods retail rankings with exceptional potential for growth.

This unit occupies a 100% prime location on the mall and benefits from over 8.5million footfall per annum.

The scheme is anchored by House of Fraser who have recently refitted their store, and other tenants include Next, H&M, JD Sports, River Island, and Office Shoes. Planning consent has recently been secured for a new leisure extension that will incorporate an 8 screen light cinema along with seven A3 units.

Accommodation

Ground Floor Sales	1,270 sq ft	118.03 sq m
Total	1,270 sq ft	118.03 sq m

Lease Term

The lease is available by way of a new 10 year FR&I lease.

Rent

£80,000 per annum exclusive.

Rates

Rateable Value	TBC (2017)
UBR	0.479 (2017/18)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge

£8,881.69 (2017/18).

Energy Performance Certificate

Available upon request.

Timing

Available ASAP.

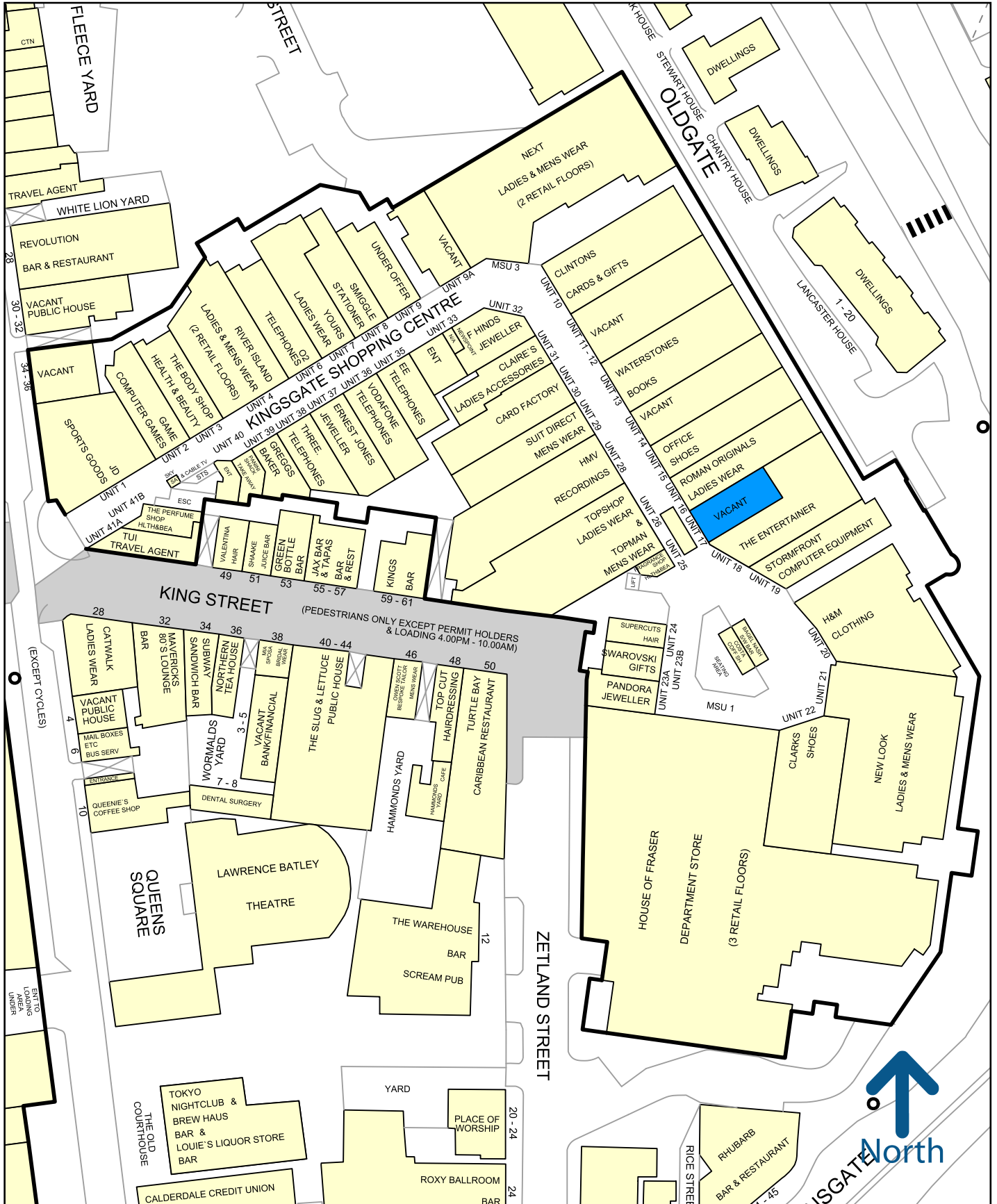
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