

# TO LET

65-67  
New Street  
Huddersfield



## Location

The premises are situated in a prime position on New Street in close to proximity to Clintons, Moss, bonmarche, Boots Opticians and Primark.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Feet	Metres
Internal Width	38' 0"	11.7
Shop Depth	128' 0"	39.0

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	4,500	418.1
First Floor Sales	2,590	240.6
First Floor Storage	1,500	139.4
Second Floor	2,255	209.5
Basement Ancillary	3,735	347.0

## Rent

We are seeking rental offers in the region of £125,000 per annum exclusive, subject to the overall terms of the lease.

## Tenure

The unit is offered on a new full repairing and insuring lease, for a term of years to be agreed.

## Business Rates

We understand that the unit is assessed under the 2010 revaluation at £185,000. From 1 April 2014 the Rates Payable will be £89,170 per annum.

Prospective tenants are advised to make their own enquiries to the rates department at the local Council to verify the current rates payable.

## EPC

Energy Performance Asset Rating -

## 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 November 2014

**Viewing Strictly through the sole letting agent.**

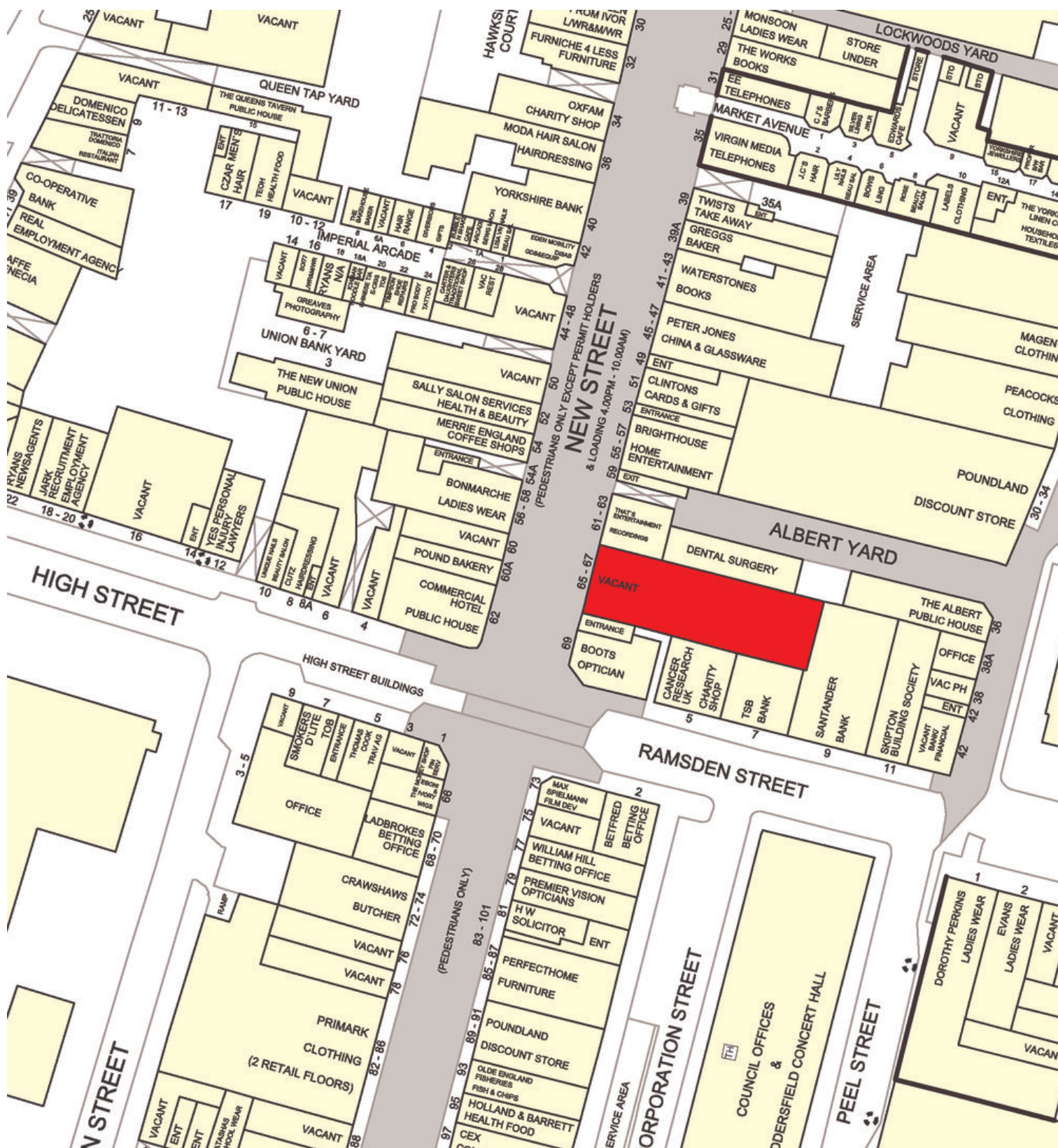
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