

# Retail and Leisure



## HUDDERSFIELD Market Avenue

### RETAIL SHOPS TO LET IN PROMINENT LOCATION

#### LOCATION

Huddersfield is a thriving commercial centre situated some 15 miles south west of Leeds, 8 miles south of Halifax and 10 miles south of Bradford. The town benefits from excellent communications being close to junctions 23 and 24 of the M62.

The subject properties occupy a prime retail position on the pedestrianised New Street with nearby occupiers including **The Works**, **Costa Coffee**, **Yorkshire Building Society** and **Marks & Spencer**.

#### ACCOMMODATION

The units are arranged on ground and first floor providing the following approximate dimensions and net internal areas:

Unit	Ground Sales	First Floor
6	342 sq ft (31.8 sq m)	150 sq ft (13.9 sq m)
9-11	1,140 sq ft (105.9 sq m)	N/A
10-12	741 sq ft (68.8 sq m)	55 sq ft (5.1 sq m)
17	185 sq ft (17.2 sq m)	N/A

#### LEASE/RENT

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Unit	Rent (inclusive of service charge)	Rent per week
6	£8,580 per annum + VAT	£165 + VAT
9-11	£15,000 per annum + VAT	£290 + VAT
10-12	£10,140 per annum + VAT	£194 + VAT
17	£6,500 per annum + VAT	£125 + VAT

Flexible terms are available.

#### BUSINESS RATES

Unit	Current Rateable Value	Current Rates Payable (17/18)
6	£8,500	£4,071.50
9-11	£22,750	£10,897.25
10-12	£15,250	£7,304.75
17	£4,900	£2,347.10

Interested parties should verify these figures and confirm any transitional surcharge of relief with Kirklees Council Business Rates department on 01484 414941.

#### ENERGY PERFORMANCE CERTIFICATE

The units have the following EPC ratings:-

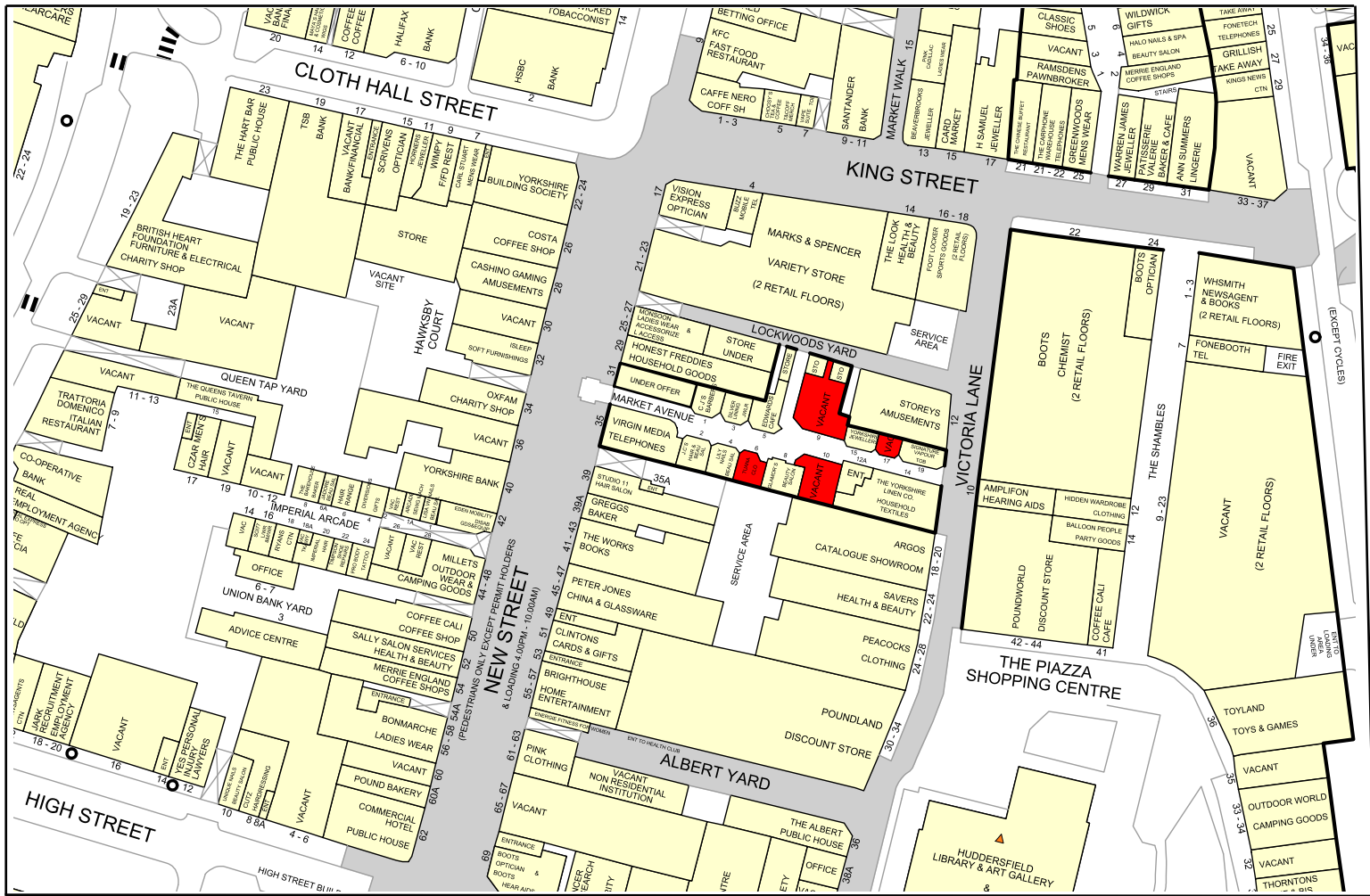
- Unit 6 - F, 146
- Unit 9-11 - D, 89
- Unit 10-12 - D, 86
- Unit 17 - D, 100

#### PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

For more information please contact:  
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**James Lutton** 01244 408 244

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**LEGAL COSTS**

Each party are to be responsible for their own legal costs.

**PHOTOGRAPHS AND PLANS**

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**VIEWING**

Strictly by appointment through the joint agents Legat Owen or Hansons:

**Sandy Ratcliffe**

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**James Lutton**

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**Phil Deakin**

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**SUBJECT TO CONTRACT  
SRJW04012018**



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