

TO LET

**High profile town centre corner unit
overlooking St. George's Square**

**60 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ES**



Sales area 449 ft² (41.71 m²)

- **Facing St. George's Square and Huddersfield Railway Station**
- **Prominent corner unit**
- **Available June 2014**

Location

The property is located on the corner of John William Street and Northumberland Street facing St George's Square and Huddersfield Railway Station.

Description

The unit forms part of a large traditional stone built property and occupies a prominent corner position on Lion Arcade and benefits from a highly visible curved glazed frontage.

The unit also has basement storage. The unit benefits from its own toilet and kitchenette facilities.

Business Rates

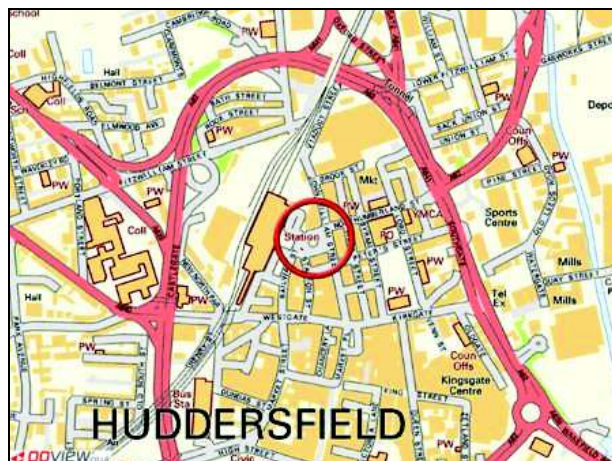
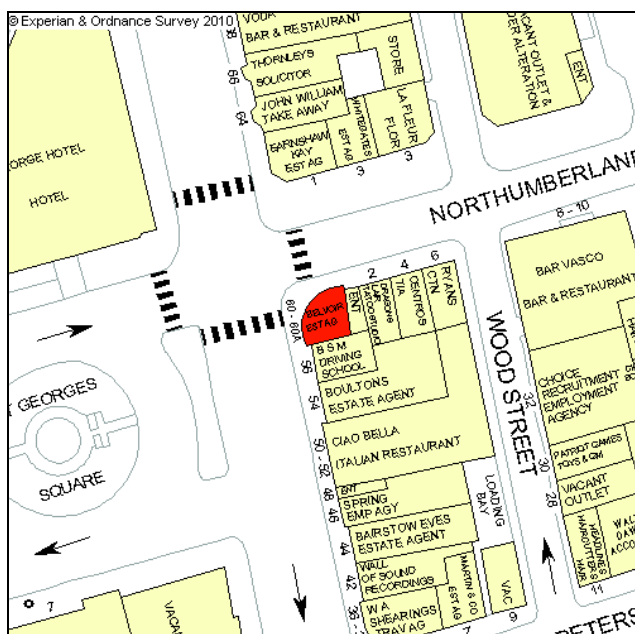
Currently assessed for NDR purposes as follows:

Shop and premises £12,250 Rateable Value

The current Uniform Business Rate for 2014/2015 is 48.2p in the £ ignoring small business allowances and transitional relief. Interested parties are advised to make their own enquiries with the Charging Authority.

Planning

Falling within Classes A1 and A2 retail uses and interested party should make their own investigations with Kirklees MC Planning Department.



Accommodation

Retail unit	41.71 m ²	(449 ft ²)
Plus basement storage	42.83 m ²	(461 ft ²)
Total NIA	84.54 m²	(910 ft²)
External frontage	11m	(36 ft)
Average depth	6.45m	(21 ft)

Measurements taken in metric and converted to their nearest imperial equivalent.

Terms

The unit is available on a new full repairing and insuring lease plus service charge for a term of years to be agreed incorporating three yearly rent reviews where applicable.

Rent: £18,000 per annum exclusive

VAT

The rent quoted is exclusive of any VAT the landlord may choose or have a duty to impose.

Legal Costs

The incoming tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

Viewing

Viewing is strictly by appointment with the sole agent, contact:

Hanson Chartered Surveyors 01484 432043
 Jason Metcalfe jason@hanson-cs.co.uk
 Phil Deakin phil@hanson-cs.co.uk

Reference 1264

Subject to Contract

MISREPRESENTATION ACT 1967
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PROPERTY MISDESCRIPTIONS ACT 1991

These particulars were compiled in 2007 and whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



HANSON
 CHARTERED SURVEYORS