

## SHOP UNIT TO LET

### UNIT 16 KINGSGATE SHOPPING CENTRE HUDDERSFIELD

#### LOCATION

The subject property is located within the Kingsgate Shopping Centre in Huddersfield town centre.

The premises are within a prime location fronting the mall with nearby occupiers including H & M Hennes, Office, HMV, Waterstones, JD Sports, Wallis, Miss Selfridge and Next.

#### ACCOMMODATION

The property comprises a ground floor shop with potential for a mezzanine floor.

Ground Floor	Sales	213.02 m <sup>2</sup>	2293 ft <sup>2</sup>
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#### LEASE

The unit is offered on a new 10 year fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5. A shorter lease term may be considered. Further details can be provided upon request.

#### RENT

We are seeking rental offers for the ground floor only in the order of £110,000 per annum exclusive, subject to the overall terms of the lease and incentives.

#### SERVICE CHARGE

The estimated annual service charge for 2014 is £14,969.

#### RATES

We have understand the premises are assessed for rating purposes as follows:

Description	Shop and Premises
UBR 2010	£100,130
Rates Payable (2014/15)	£48,262

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities.



#### COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

#### VIEWING

Strictly by appointment through the joint agents:

#### Contact:

Nick Denton  
reesdenton  
Tel: 0113 243 0990  
Email:  
[nickd@reesdenton.com](mailto:nickd@reesdenton.com)

#### Contact:

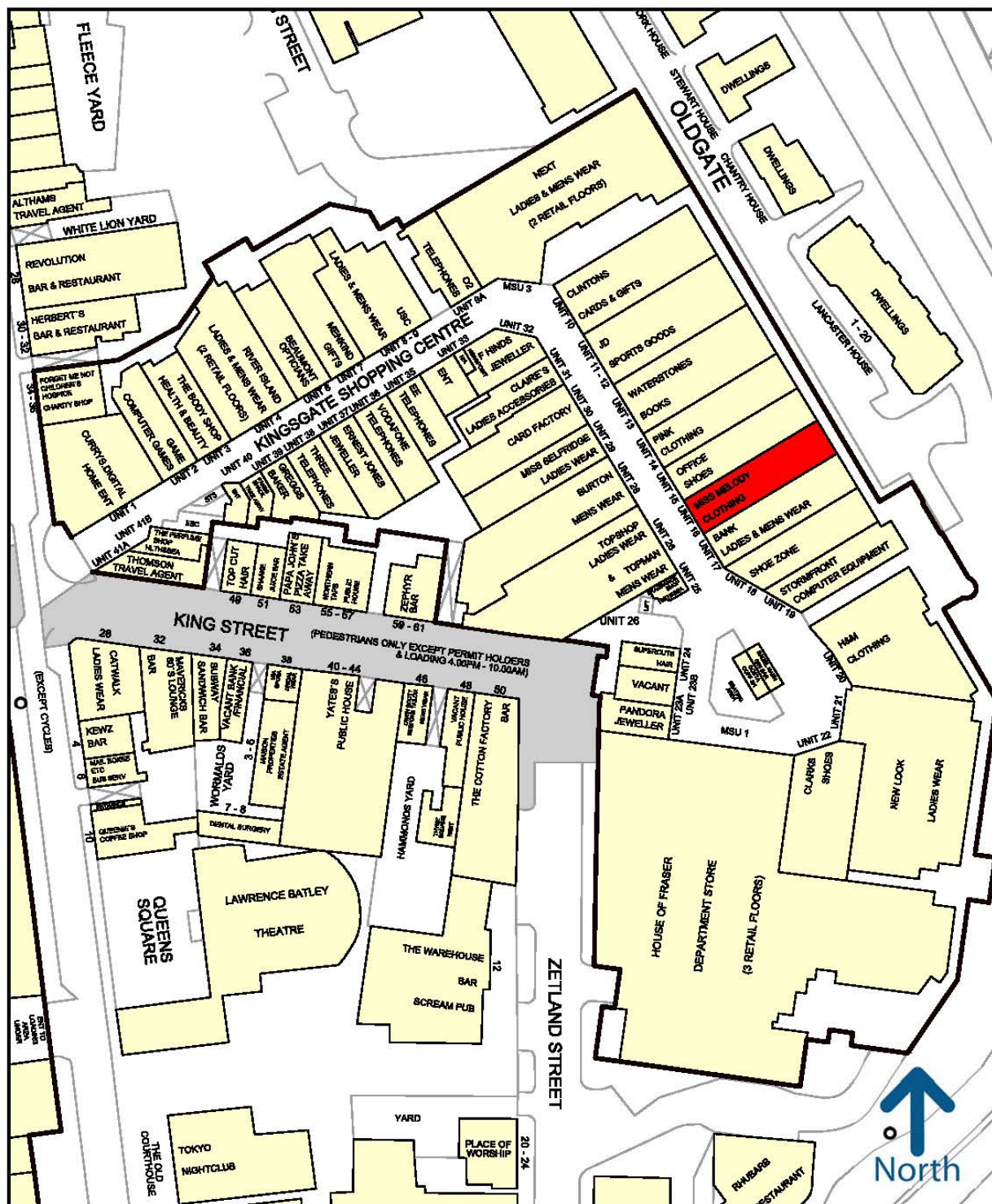
Jonathan Newns  
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#### SUBJECT TO CONTRACT

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors or reesdenton, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.



Huddersfield



50 metres

Experian Goad Plan Created: 26/03/2015

Created By: reesdenton

For more information on our products and services:

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