

TO LET

65-67
New Street
Huddersfield
HD1 2BQ



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 premise provide a prominent double frontage, with a large sales footprint on both ground and first floors.

The accommodation is arranged over four floors.

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 £70,000 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

The unit has a 2017 rateable value assessment of £98,500. For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - Available on Request

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 July 2018

Viewing Strictly through the sole letting agent.

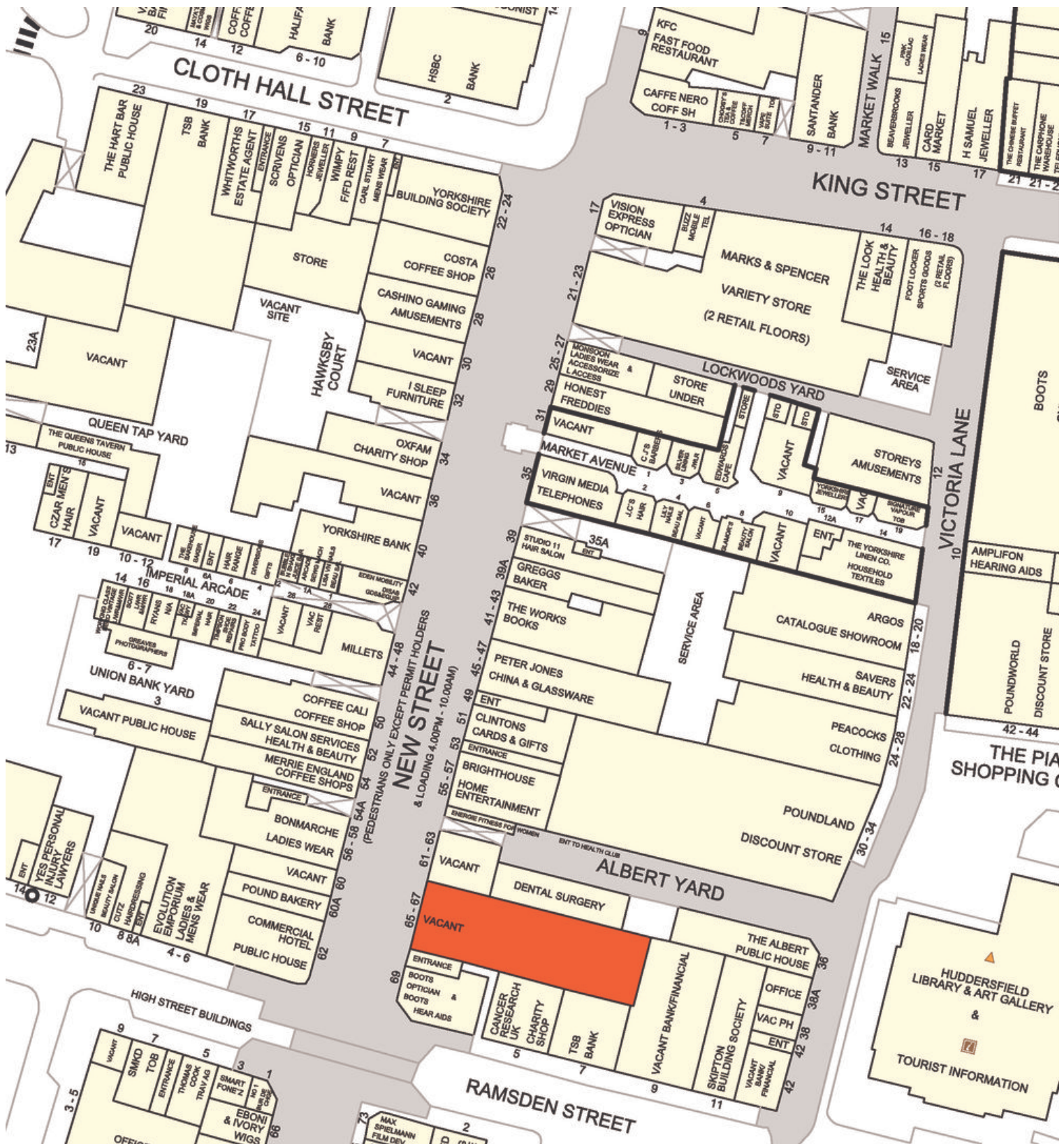
Barker Proudlove

Grant Owens

+44 (0)161 631 2853

+44 (0)7808 646576

grant@barkerproudlove.co.uk



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