## **HUDDERSFIELD – UNIT 4 CASTLEGATE RETAIL PARK**



- Huddersfield is the principal town of the Kirklees region
- Castlegate Retail Park is within walking distance of the town centre and is situated in a prominent corner plot abutting the ring road.
- · Retailers nearby include Tesco, B&M, Dunelm, Matalan, Wynsors & Halfords
- Space available from 1,893 sq ft to 12,230 sq ft
- Free on-site customer parking 61 spaces

#### TERMS

The unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

#### **RENT**

£34,500 per annum exclusive.

FLOOR AREAS SQ FT SQ M Ground Floor: 3.020 280.57

The floor to ceiling height is sufficient to enable an incoming tenant to install a mezzanine level if required.

#### **SERVICE CHARGE**

The service charge for April 2020 to March 2021 is £3,974 plus VAT.

#### **PLANNING**

Under the new Use Class E the property may be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

#### **EPC**

The property has an Energy Performance Asset Rating in Band C (52).

#### **RATEABLE VALUE**

Wine Bar: £26,250 Wine Merchants: £10,500

Occupiers will benefit from 100% relief for the 2020/21 period.

#### **COSTS**

Each party to bear for their own costs

#### **SUBJECT TO CONTRACT**

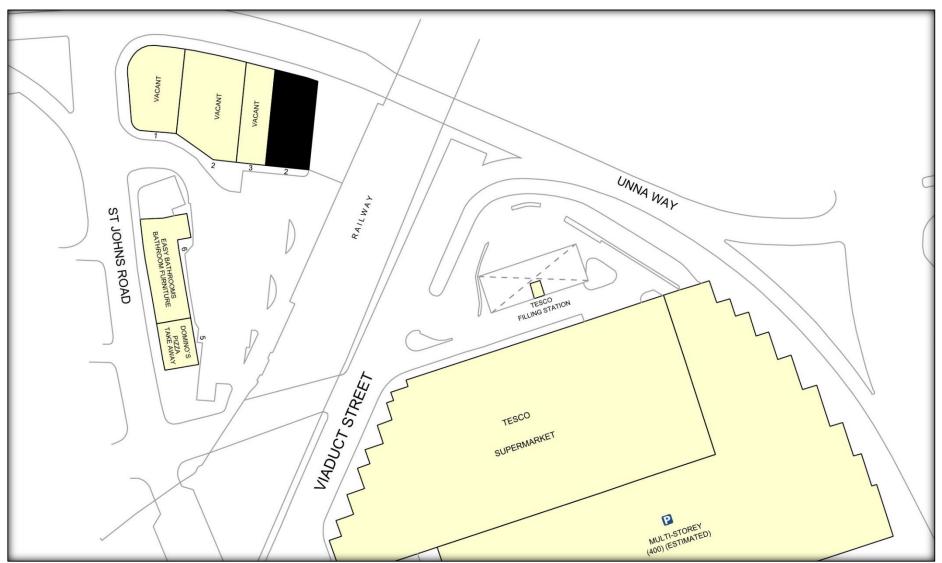


# PROMINENT EDGE OF CENTRE RETAIL UNIT TO LET

### jackson criss

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#### **VIEWING**

Richard Webster 0113 819 8998 richardw@jacksoncriss.co.uk

Or alternatively via our joint agent

Walker Singleton 01484 477600

#### **Money Laundering Regulations**

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.









