

# PROMINENT EDGE OF CENTRE RETAIL UNIT TO LET

jackson  
criss

2 Infirmary Street, Leeds, LS1 2JP +44(0)113 819 8998  
www.jacksoncriss.co.uk

## 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

Ground Floor:

### SQ FT

3,020

### SQ M

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



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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.



MATALAN



halfords

