

Retail and Leisure



HUDDERSFIELD Market Avenue

RETAIL SHOPS TO LET IN PROMINENT LOCATION

LOCATION

Huddersfield is a thriving commercial centre situated some 15 miles south west of Leeds, 8 miles south of Halifax and 10 miles south of Bradford. The town benefits from excellent communications being close to junctions 23 and 24 of the M62.

The subject properties occupy a prime retail position on the pedestrianised New Street with nearby occupiers including **The Works**, **Costa Coffee**, **Yorkshire Building Society** and **Marks & Spencer**.

ACCOMMODATION

The units are arranged on ground and first floor providing the following approximate dimensions and net internal areas:

Unit	Ground Sales	First Floor
5	353 sq ft (32.8 sq m)	1,376 sq ft (127.8 sq m)
9-11	1,140 sq ft (105.9 sq m)	N/A
10-12	741 sq ft (68.8 sq m)	55 sq ft (5.1 sq m)
17	185 sq ft (17.2 sq m)	N/A

LEASE/RENT

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Unit	Rent (inclusive of service charge)	Rent per week
5	On application	
9-11	£15,000 per annum + VAT	£290 + VAT
10-12	£10,140 per annum + VAT	£194 + VAT
17	£6,500 per annum + VAT	£125 + VAT

Flexible terms are available.

BUSINESS RATES

Unit	Current Rateable Value	Current Rates Payable (18/19)
5	£15,500	£7,641.50
9-11	£22,750	£10,920.00
10-12	£15,250	£7,320.00
17	£4,900	£2,352.00

*Interested parties may be eligible for Small Business Rates Relief and/or the retail rate relief coming into force from April 2019 (subject to qualification). Interested parties are advised to make their own enquiries with Kirklees Council Business Rates department on 01484 414941.

ENERGY PERFORMANCE CERTIFICATE

The units have the following EPC ratings:-

Unit 5 - C, 66
Unit 9-11 - D, 89
Unit 10-12 - D, 86
Unit 17 - D, 100

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

For more information please contact:
Sandy Ratcliffe 01244 408 240
James Lutton 01244 408 244

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LEGAL COSTS

Each party are to be responsible for their own legal costs.

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VIEWING

Strictly by appointment through the joint agents Legat Owen or Hansons:

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**SUBJECT TO CONTRACT
SRJW04012018**



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