

## TO LET

**546 LEEDS ROAD  
HUDDERSFIELD  
HD2 1YW**

- Prominent retail showroom
- 142.39 m<sup>2</sup> (1,532 ft<sup>2</sup>)
- Glazed frontage to A62 Leeds road
- Off road parking for 4/5 vehicles



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## Location

The subject property is situated with a prominent frontage to Leeds Road (A62) which forms one of the main arterial routes providing access into Huddersfield town centre approximately 1½ mile to the south west.

## Description

The property comprises a two storey building being of stone construction under a pitched slated roof.

Internally the property provides an open plan retail showroom on the ground floor with ancillary office and w.c provision and benefiting from a aluminium framed and glazed frontage to Leeds Road (A62).

The first floor provides additional showroom accommodation together with a further small office.

The accommodation is finished to a reasonable standard with plastered walls and ceilings and spot lighting.

Externally the property benefits from designated parking provision for approximately 4/5 vehicles.

## Accommodation

The Total Approximate net internal floor areas are:		
	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Showroom	89.38	962
First Floor Showroom	53	570
<b>Total Approximate NIA</b>	<b>142.39</b>	<b>1,532</b>
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

## Rateable Value

The property has been assessed for uniform business rates as follows:

Showroom and premises: Rateable Value: £8,800

## EPC

The property has an Energy Performance Rating within Band G (167)

## Terms

The property is available To Let by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

**£19,200 per annum**

## VAT

The rent quoted is exclusive of VAT (if applicable)

## Legal Fees

The incoming tenant is responsible for the landlords reasonable legal fees incurred in the preparation of the lease document.

## Viewing

For further viewing arrangement or any additional information please contact sole agent

## Paul Andrew

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Mar-18



Oak House, New North Road, Huddersfield, HD1

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