

Prime position, town centre retail unit

Ground Floor
114.69m² (1,234ft²)

- Town centre location
- Prime pedestrianised retail pitch
- Excellent condition, ready for tenant fit out
- Nearby tenants include Primark, One Below, Home Bargains, Holland & Barrett and CEX
- Quoting rent £22,500 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Huddersfield sits strategically between Manchester and Leeds and has a population catchment of circa 2.2 million. The town has been identified by CACI as one of the UK's towns with exceptional potential for growth and it has been ranked the 47th largest catchment potential of any town in the UK. Huddersfield University is situated in the town centre and has 24,000 students.

New Street is the prime pedestrianised pitch in the heart of Huddersfield. With strong footfall, the parade is anchored by Primark with other key retailers in the immediate vicinity including One Below, Holland & Barrett, CEX as well as an eclectic mix of regional and independent tenants. The surrounding area is a mixed retail and residential location, the Co-operative Building opposite the subject property has recently been redeveloped into 126 student flats.

The Property

The property comprises accommodation over three floors; ground, first and second. It benefits from a prominent return frontage onto New Street and Buxton Way. It has an open plan ground floor sales area with ancillary accommodation to the upper floors.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate area:

Floor	m ²	ft ²
Ground Floor	114.69	1,234
First Floor	95.43	1,027
Second Floor	122.86	1,322

Lease Terms

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

Shorter term, more flexible options are also to be considered.

Rent

The property is available at a quoting rent of:

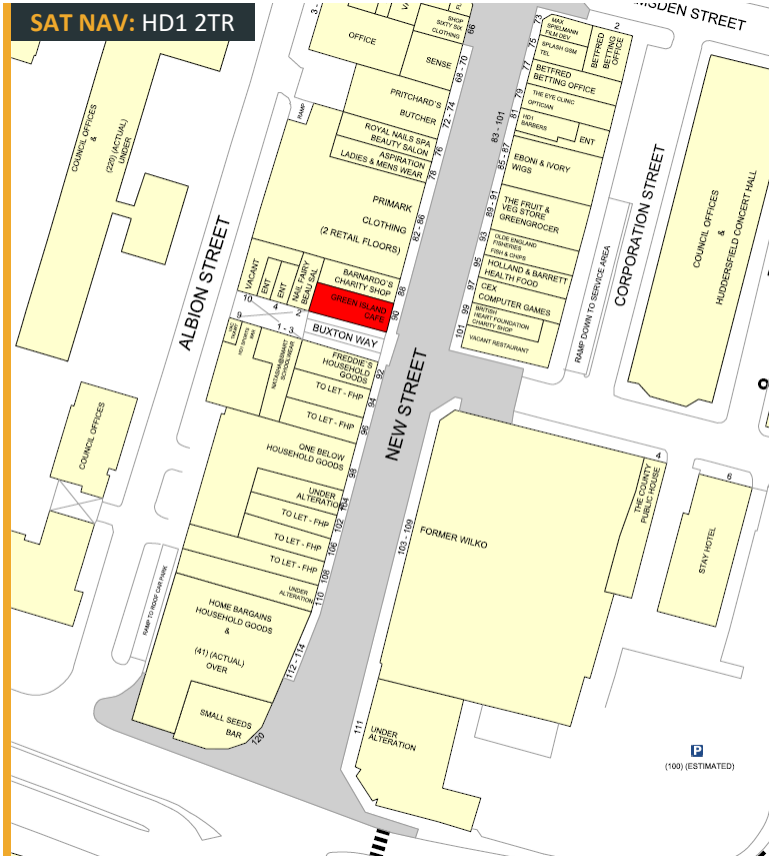
£22,500 per annum exclusive

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

VAT

VAT is applicable at the prevailing rate.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (2023): £21,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024 (up to a total saving of £10,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Service Charge

A service charge is payable towards communal maintenance of the building, more details on request.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click here to read our "Property Misdescriptions Act". E&OE.