

# TO LET

- ✓ Retail unit fronting Upperhead Row
- ✓ Approx 6,143 bus departures a week (2023)
- ✓ Buses serve Dewsbury, Leeds, Oldham, Wakefield etc
- ✓ There are 28 Bus Stands within the Bus Station

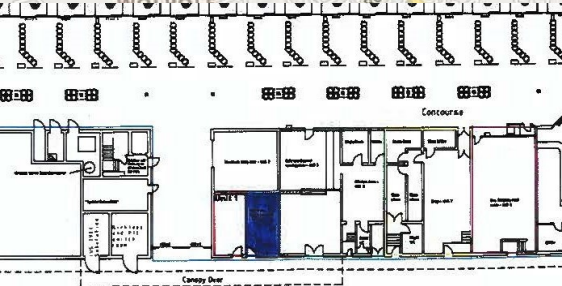
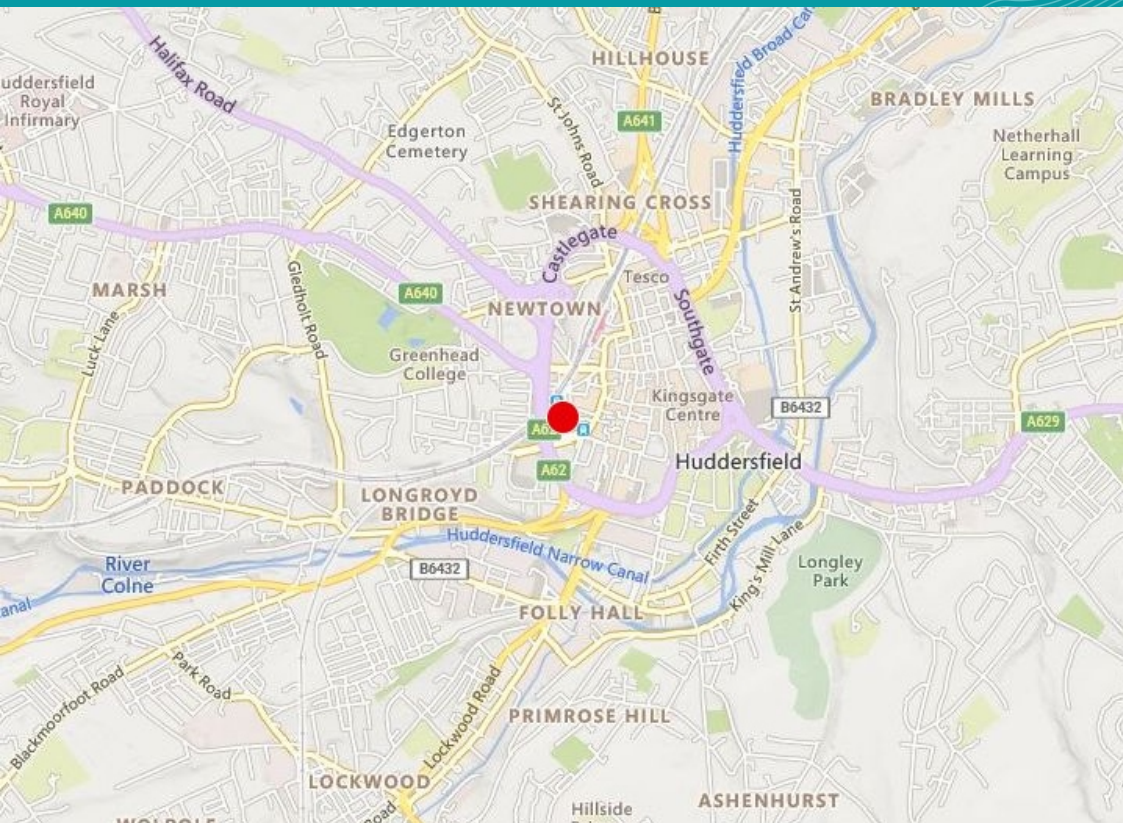


Unit 2, Huddersfield Bus Station, Upperhead Row, Huddersfield HD1 2JN

Commercial Opportunity

150 Sq Ft  
(14 Sq M)

# Unit 2, Huddersfield Bus Station, Upperhead Row, Huddersfield HD1 2JN



## DESCRIPTION

On behalf of West Yorkshire Combined Authority, an opportunity is available comprising a ground floor retail unit.

The unit has a clear glass frontages facing onto Upperhead Row and is positioned between The Chicken Station and Cafe Express.

Other retailers at the Bus Station include Greggs and Ladbrokes.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>150</b>	<b>14</b>

## EPC

The property has an EPC rating of C (70).

## SERVICE CHARGE

The 2023/24 service charge for the property will be £187.00 per year (£46.75 per quarter).

## LOCATION

The subject premises form part of Huddersfield Bus Station, which is located approximately 21 miles south west of Leeds and 15 miles south of Bradford, lying approximately 3 miles south of the M62 motorway.

The unit is situated in a prominent position on the outside of the bus station facing Upperhead Row and is shaded blue on the plan.

## TERMS

An internal repairing and insuring lease for a term of years to be agreed with break rights as agreed between Landlord and Tenant.

## RENT

Prospective tenants are invited to submit rental offers exclusive of rates and other outgoings.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

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