

TO LET

**7-13 Imperial House
Imperial Arcade
Huddersfield
HD1 2BR**

- Town centre retail/restaurant
- 3,064 ft² (284.7 m²)
- Prominent position within busy throughfare & historic arcade
- Nearby occupiers include Sainsburys & The Co-operative Bank



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Location

The premises form part of the larger Imperial Arcade, an attractive Grade II Listed shopping arcade which provides access between New Street and Market Street.

New Street is a prime retail location within the town with nearby occupiers including Yorkshire Bank, Moss Bros and Waterstones. The entrance to the Arcade from Market Street is opposite the entrance to the Sainsbury's town centre store.

Description

The property forms the ground floor of a larger multi storey stone built building and benefits from a large glazed frontage to the Imperial Arcade, close to its exit onto Market Street.

Internally the premises have been previously utilised as a restaurant, bar and kitchen, although would be suitable for a variety of other retail occupiers. There is significant additional storage within the basement.

We believe that all mains services are connected to the property. Please note these services have not been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rent

£25,000 Per Annum Exclusive



Oak House, New North Road, Huddersfield, HD1 5LG

Accommodation

The Total Approximate net internal floor areas are:		
	Ft ²	M ²
Ground Floor	3,064	284.7
First Floor	-	-
Total Approximate NIA	3,064	284.7

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 with a rateable value of £27,250.

EPC

The property has been assessed with an EPC rating of: C (61).

Terms

The premises are available to let by way of a new effective full repairing and insuring lease (by way of a service charge) for a term of years to be agreed.

Service Charge

A service charge will be payable in respect of contribution towards external repairs, security, management, and maintenance of common parts.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Viewing

For further information or if you wish to arrange a viewing, please contact the sole letting agents:

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk

Ref: 32251

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