

## TO LET

**7 Imperial Arcade  
Huddersfield  
HD1 2BR**

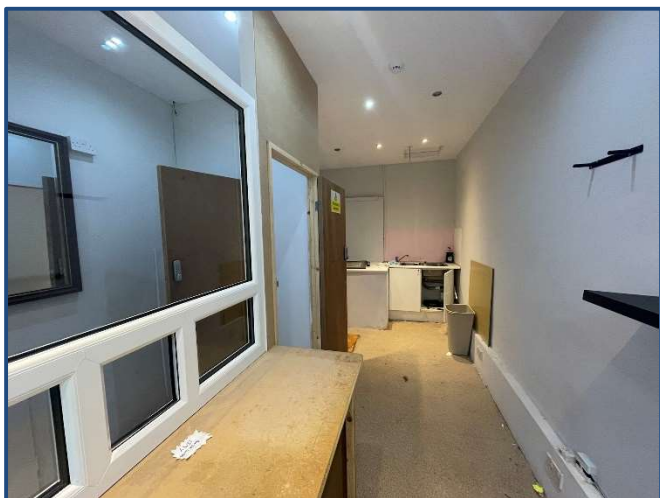
- Prominent town centre retail unit
- 308 ft<sup>2</sup> (28.61 m<sup>2</sup>)
- Nearby occupiers include Sainsburys and the Co-Operative Bank



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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 comprises a self contained ground floor retail unit benefiting from a prominent shop frontage with a security roller shutter door. Internally the ground floor provides open plan retail accommodation with timber effect flooring, paint and plaster walls. The basement provides a good storage/staff room along with WC and WB facilities.

Mains services to include electric, water and drainage are connected to the property. These services have not been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

## Rental

**£7,000 Per Annum Exclusive**



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

## Accommodation

The Total Approximate net/gross internal floor areas are:		
	Ft <sup>2</sup>	M <sup>2</sup>
Ground Floor	158	14.69
Basement	150	13.92
<b>Total Approximate NIA</b>	<b>308</b>	<b>28.61</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 with a rateable value of £6,500.

## EPC

The property has been assessed with an EPC rating of D (100).

## Terms

The premises are available To Let by way of a new Full Repairing and Insuring lease for a term to be agreed.

## VAT

The rent quoted is 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 more information or if you wish to arrange a viewing, please contact the sole letting agent:

### Phil Deakin

Direct Line: 01484 477619

Email: phil.deakin@walkersingleton.co.uk

### Lily Garside

Direct Line: 01484 477627

Email: lily.garside@walkersingleton.co.uk

Ref: 32251

Feb-23

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**WalkerSingleton**  
Chartered Surveyors

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

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