

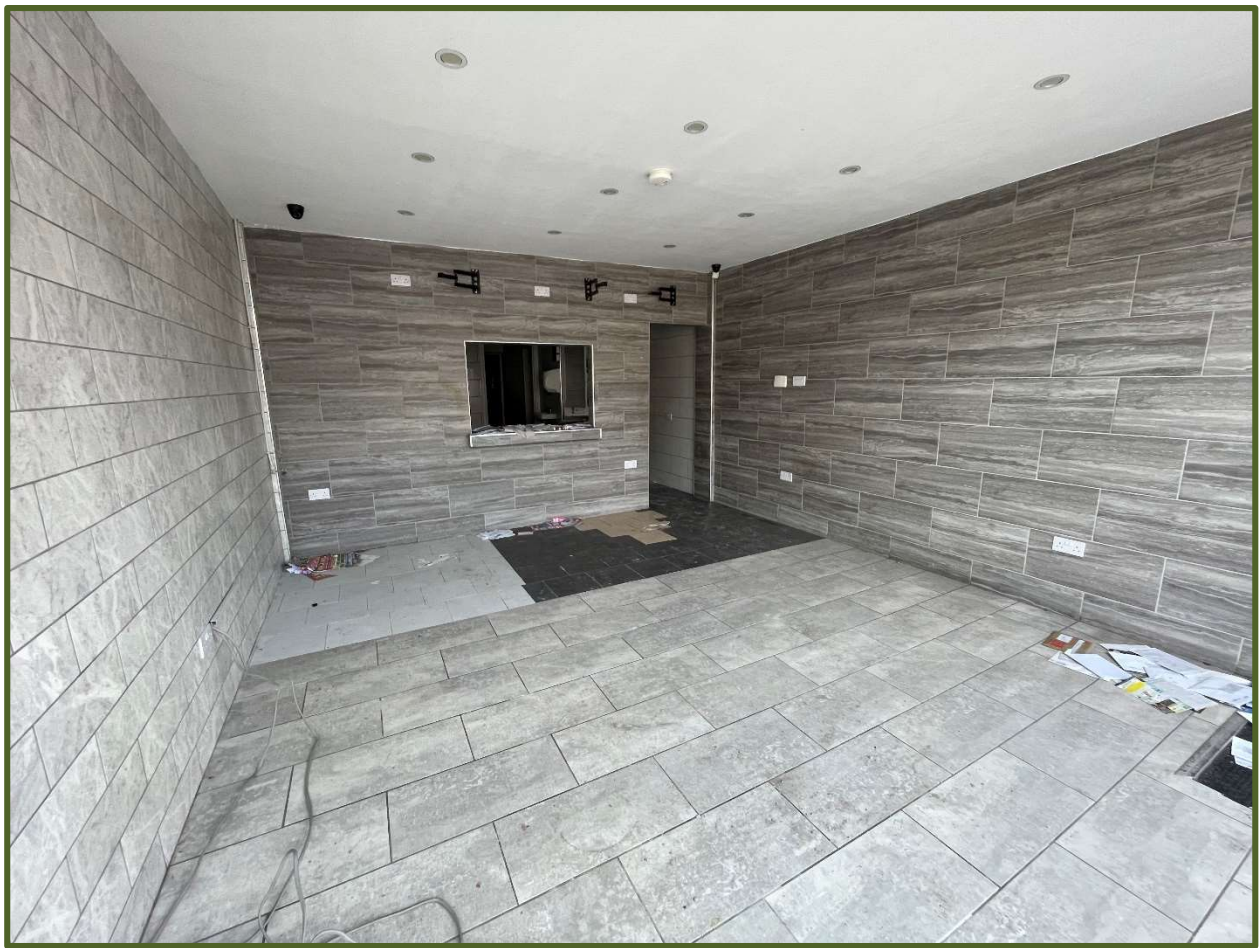


To Let

**45 Westbourne Road
Marsh**

Huddersfield
HD1 4LG

- Ground floor retail unit
- 525 ft² (48.77 m²)
- Situated on popular suburban retail parade
- Frontage to main arterial route (A640)



Location

The property is located in the suburban area of Marsh with frontage to Westbourne Road (A640), a main arterial highway linking J23 M62 with Huddersfield town centre.

Located within a popular retail parade, other occupiers include Subway and KFC.

Description

The property comprises a ground floor shop unit within a retail parade of seven shops. Within a two-storey concrete frame building, clad with brickwork beneath a flat roof.

Internally the unit benefits from aluminium framed and glazed shop front, with large display window and personnel entrance door and solid floor throughout. Towards the rear of the premises is a kitchen, storeroom and toilet facilities.

Business Rates

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Shop and premises- £8,100

Planning

Class E of the Town & Country Planning (Use Classes) Order 1987.

Accommodation

The total approximate gross internal floor areas are:

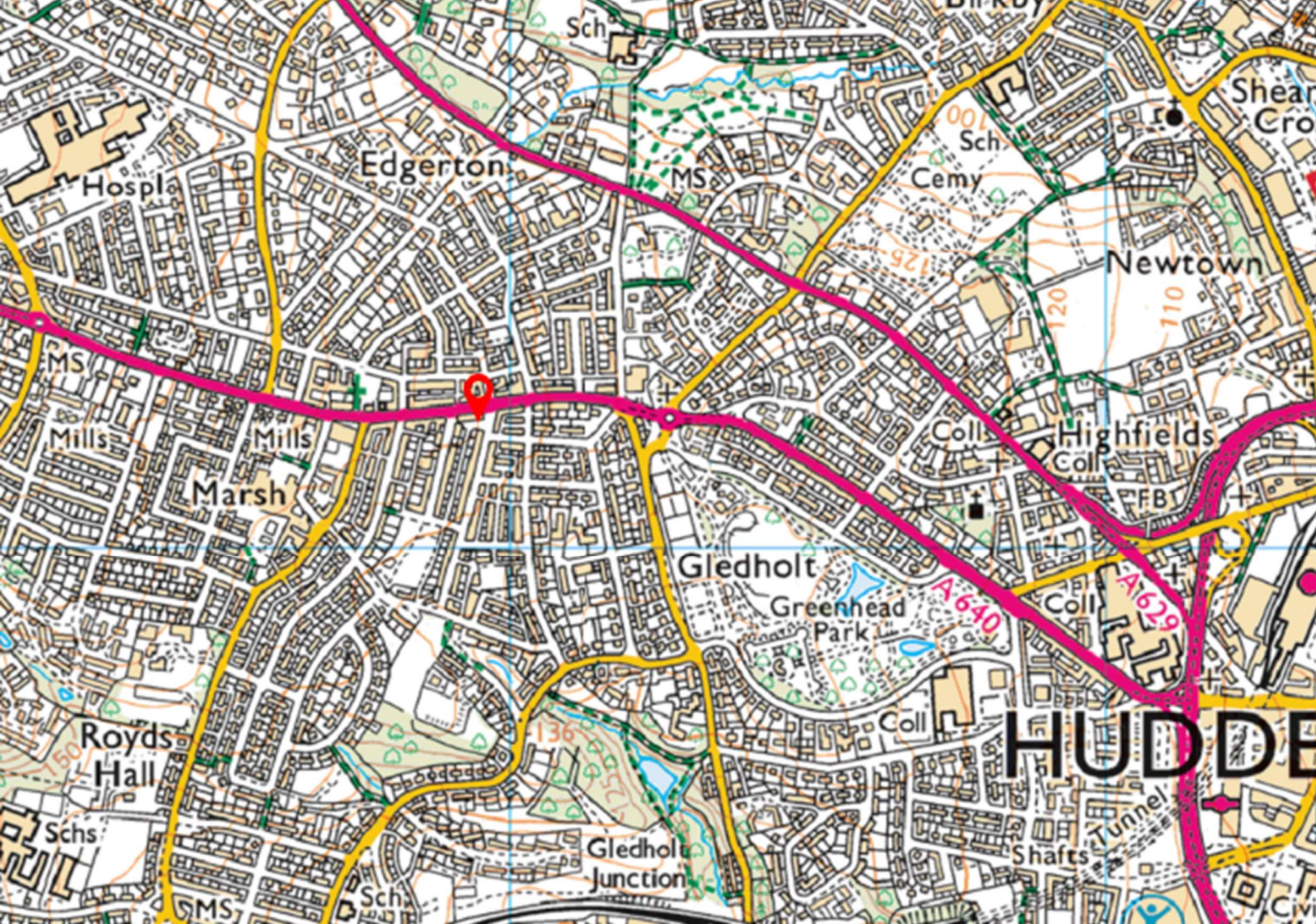
45 Westbourne Road

Ground floor

525 ft²

48.77 m²

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.



Terms

The property is available on a new full repairing and insuring lease for a minimum term of three year.

Rent

£13,000 per annum exclusive

In addition to rent there will be service charge, estate management charge and buildings insurance contribution to pay, details of which are available upon application.

VAT

Rent is quoted exclusive of VAT, which we understand is not chargeable.

Legal Costs

Each party is to be responsible for all their own legal costs incurred in this transaction.

Viewing

Strictly by appointment with joint agents, contact:

Phil Deakin

01484 432043
phil@hanson-cs.co.uk

Lily Garside

01484 432043
Lily.garside@walkersingleton.co.uk

Reference: 1560

Walker Singleton

Chartered Surveyors


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