

## TO LET

**7 ST. PETERS STREET  
HUDDERSFIELD  
HD1 1DL**

- RETAIL UNIT WITH PROMINENT FRONTAGE
- 816 SQ FT (75.77 SQ M)
- TOWN CENTRE LOCATION
- MEZZANINE LEVEL



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## Accommodation

| The Total Approximate gross internal floor areas are: |            |              |
|---|------------|--------------|
|   | Sq Ft      | Sq M         |
| Ground Floor  | 443        | 41.19        |
| Mezzanine   | 143        | 13.23        |
| Basement  | 230        | 21.35        |
| <b>Total Approximate NIA</b>                          | <b>816</b> | <b>75.77</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 £8,800.

## EPC

The property is exempt from having an EPC due to its listed status.

## Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed.

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

### Phil Deakin

Direct Line: 01484 432043  
Email: phil@hanson-cs.co.uk

### Lily Garside

Direct Line: 01484 477627  
Email: lily.garside@walkersingleton.co.uk

Ref: 1264  
Sep-23

## Location

The property is located in St Peters buildings which lies in the heart of the town centre with frontage to St Peters Street. St Peters Street forms a link between John William Street and Byram Street close to Huddersfield railway station.

## Description

The property comprises a ground floor retail unit with ancillary mezzanine and basement accommodation within a larger impressive and imposing listed building, Lion Chambers, occupied by many other retail and office users.

Internally the unit benefits from a ground floor sales area appointed with personnel entrance door and display window, wood effect laminate floor covering, paint and plastered walls and ceilings, spot lighting, Cat V perimeter trunking and electric wall mounted heaters.

The mezzanine level provides a private/managers office above the sales area featuring paint and plaster walls, LED lighting, Cat V data points and benefits from being carpeted. The basement level features kitchen and WC facilities along with ancillary storage.

All mains services are connected to the property with the exception of a gas supply.

## Rental

**£10,000 Per Annum Exclusive**



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

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