

TO LET

**36 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER**

- PROMINENT RETAIL UNIT
- 1,305 ft² (121.20 m²)
- TOWN CENTRE LOCATION
- SUITABLE FOR A VARIETY OF USES (STPP)



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Rateable Value

The property has been assessed for uniform business rates with a Rateable Value of £17,000.

EPC

An EPC has been commissioned and details are awaited.

Terms

The property is available by way of an effective tenant's full repairing and insuring lease, for a term to be agreed.

VAT

We understand VAT is not applicable.

Legal Fees

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

Viewing

For more information or to arrange a viewing, please contact the letting agents:

Phil Deakin

Direct Line: 01484 477619

Email: phil@hanson-cs.co.uk

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk



Rental

£24,000 per annum, exclusive of all other outgoings

Location

The property is situated within 100m of Huddersfield Railway Station, on the edge of St. George's Square, within the heart of Huddersfield town centre. Nearby occupiers include JD Wetherspoons (The Cherry Tree), Nando's and McDonald's, as well as a host of independent retailers and businesses.

Description

The premises comprises a ground floor retail unit, with return frontage to John William Street and St. Peter's Street. The ground floor features an open-plan sales area, benefiting from a suspended ceiling, spot lighting and electric heating. The basement level provides ancillary storage, kitchen and WC facilities.

Accommodation

The Total Approximate net internal floor areas are:		
	ft ²	m ²
Ground Floor	729	67.70
Basement	576	53.50
Total Approximate NIA	1,305	121.20

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.



Oak House, New North Road, Huddersfield, HD1

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