

TO LET

**10 Imperial Arcade
Huddersfield
HD1 2BR**

- Prominent town centre retail unit
- 255 ft² (23.74 m²)
- Nearby occupiers include Sainsburys and the Co-Operative Bank



TO LET

10 Imperial Arcade
Huddersfield, HD1 2BR

- **Prominent town centre retail unit**
- **255 ft² (23.74 m²)**
- **Nearby occupiers include Sainsburys and the Co-Operative Bank**

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 sliding steel security grills. Internally the property provides open plan retail accommodation.

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

£6,000 Per Annum Exclusive

Accommodation

The Total Approximate net internal floor areas are:		
	Ft ²	M ²
Ground Floor	255	23.74
Total Approximate NIA	255	23.74

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 £5,300.

EPC

The property has been assessed with an EPC rating of E (111).

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:

Lily Garside

Direct Line: 01484 477627

Email: lily.garside@walkersingleton.co.uk

Ref: 32251

Mar-24



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

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.