

Walker Singleton

TO LET

Unit 3
Lowergate
Paddock
Huddersfield
HD1 4UW

- Ground floor unit
- 392 ft² (36.46 m²)
- Car parking provisions
- Edge of town centre location



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Location

The property is located just off Clough Lane which is next to the roundabout in Paddock. Paddock is a village that is situated approximately 1 mile south-west of Huddersfield Town centre.

The unit is located in a predominantly residential location with local amenities close by.

Description

The premises is located in the former cinema building know as Premier Works. It is a two storey building that has prominent frontage on Lowergate road. The unit itself is accessed to the rear of the building via Clough Lane.

Internally the unit provides storage/workshop accommodation with a solid concrete floor. The premises is split into a main entrance and two rooms, one of which being on first floor level. There is a pedestrian entrance door as well as a double loading door.

Externally there is a large shared car parking area to the front on the unit.

Rental Price

£350 per calendar month

To include electricity (subject to use) and buildings insurance.

Accommodation

The total approximate gross internal floor areas are:		
	Ft ²	M ²
Unit 3	392	36.46
Total approximate GIA	392	36.46

Please note final sizes are subject to site measurement. 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 Business Rates and has a Rateable Value of £2,750.

EPC

The unit has an EPC rating of D (89).

Terms

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



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

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VAT

The rentals quoted are exclusive of VAT. We understand the Option to Tax has not been exercised on the property

Legal Fees

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

Viewing

For further information, or to arrange a viewing, please contact the agent:

Lily Garside

Direct Line: 01484 477627

Email: lily.garside@walkersingleton.co.uk

Phil Deakin

Direct Line: 01484 477619

Email: phil.deakin@walkersingleton.co.uk

Ref: 45519

Date: May-24



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