

# Walker Singleton

## TO LET (MAY SELL)

27 Market Street  
Milnsbridge  
Huddersfield  
HD3 4ND

- Newly renovated ground floor retail unit
- First floor offices
- 1,356 ft<sup>2</sup> (126.01 m<sup>2</sup>)
- Prominent location
- Large shop frontage



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## Location

The property is located in the centre of Milnsbridge, a large village located within the metropolitan borough of Kirklees, West Yorkshire. The village is located 1.5 miles west of Huddersfield, in the popular and affluent Colne Valley.

The main parade of shops in Milnsbridge is located on Market Street. Independent businesses and retailers surround the unit.

## Description

The property comprises a ground floor retail unit that has been recently renovated. The ground floor is open plan with large display windows, recently plastered walls and ceilings and spotlights. The basement comprises a kitchen, storage area and two toilets.

The first floor is accessed via a separate ground floor entrance lobby. It provides extensive office accommodation, a kitchen and a toilet. There is a separate fire escape to the rear of the building.

Electricity and gas is connected to the property. Please note that this has not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

## Rental

**£12,500 Per Annum Exclusive of all other outgoings**

## Accommodation

### The total approximate gross internal floor areas are:

	Ft <sup>2</sup>	M <sup>2</sup>
Basement	147	13.65
Ground	328	30.5
First	881	81.86
<b>Total approximate GIA</b>	<b>1,356</b>	<b>126.01</b>

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 £7,800.

## 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**  
walkersingleton.co.uk | 01484 477600

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

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## Energy Performance

The property has an EPC rating of E (103).

## 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 transactions.

## Viewing

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

### Lily Garside

Direct Line: 01484 477600

Email: [lily.garside@walkersingleton.co.uk](mailto:lily.garside@walkersingleton.co.uk)

Ref: 46548

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