

## TO LET

**9 ST PETERS STREET  
HUDDERSFIELD  
HD1 1DL**

- PROMINENT RETAIL UNIT
- 660 SQ FT (62.29 SQ M)
- TOWN CENTRE LOCATION
- MEZZANINE LEVEL



# TO LET

9 St Peters Street  
Huddersfield  
HD1 1DL

- PROMINENT RETAIL UNIT
- 546 SQ FT (50.70 SQ M)
- TOWN CENTRE LOCATION
- MEZZANINE LEVEL



## 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 other retail and office users.

Internally the unit benefits from a ground floor sales area appointed with personnel entrance door and display window, benefits from a carpet floor covering, plastered walls and a suspended ceiling with inset LED lighting and electric wall mounted heaters. Kitchen and WC facilities is available to the mezzanine level. A small storage area is also present at the rear of the retail unit.

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

## Rental

**£9,000 Per Annum Exclusive**

## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	395	36.70
Mezzanine	151	14.00
Storage	114	10.59
<b>Total Approximate NIA</b>	<b>660</b>	<b>62.29</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 £7,300.

## EPC

The property is exempt from requiring 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 further 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

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

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