

**11 Ramsden Street  
Huddersfield  
HD1 2SX**

**Rent:  
£18,000  
per annum**



**GROUND FLOOR PREMISES 97.2m<sup>2</sup> (1,046ft<sup>2</sup>)  
AND BASEMENT 90.4m<sup>2</sup> (973ft<sup>2</sup>)**

- ***Incentives Available, Subject To Tenant Covenant Strength***
- Suitable for retail or alternative uses subject to planning
- Positioned close to the town centre library, Piazza and covered market
- Nearby occupiers include Greggs, Boots and Betfred
- Within walking distance of the University of Huddersfield and Kingsgate Shopping Centre

## DESCRIPTION

The property occupies the ground floor and basement of this three storey stone built attractive commercial building situated adjacent to the Piazza Shopping Centre and in close proximity of the University of Huddersfield and Kingsgate Shopping Centre.

The ground floor extends to 97.2m<sup>2</sup> (1,046ft<sup>2</sup>) with basement stores and staff facilities of 90.4m<sup>2</sup> (973ft<sup>2</sup>).

The property has been occupied by the Skipton Building Society for a number of years, who have recently served notice to vacate. The premises are in a good repair and condition and are well positioned in the town centre.

Huddersfield is a university town, with the university having enrolment of approximately 20,000 students and a residential population of approximately 163,000. It is the main town within the Kirklees Local Authority area and benefits from good connectivity, having excellent train links being on the Transpennine Express line between Leeds and Manchester, in addition to being accessible for Junctions 23 & 24 of the M62 motorway network.

The subject property is well positioned close to occupiers including Thorntons, The Card Factory, Greggs, Boots and Superdrug and is within walking distance of the University, Kingsgate Shopping Centre and Huddersfield bus and railway stations.



## ACCOMMODATION

■ GROUND FLOOR 97.2m<sup>2</sup> (1,046ft<sup>2</sup>)

Including:  
Sales Area  
Office

■ BASEMENT 90.4m<sup>2</sup> (973ft<sup>2</sup>)

Including:  
Stores  
Staff facilities

**TOTAL FLOOR AREA 187.6m<sup>2</sup> (2,019ft<sup>2</sup>)**

## RENT

£18,000 per annum

***Incentives Available, subject to tenant covenant strength.***

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£11,750

This will be charged back to the tenant by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p/£ (2023/24).

## REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

## VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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George Aspinall

[George.aspinall@bramleys1.co.uk](mailto:George.aspinall@bramleys1.co.uk)

## LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

## LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

## VAT

The property is not VAT registered and therefore no VAT is charged on the rent.

## EPC ASSET RATING

C (67)

# bramleys.com/commercial

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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