

42 Victoria Lane
Huddersfield
HD1 2QF

Rent: £15,000
Per annum



TOWN CENTRE CAFÉ/RETAIL PREMISES

76.9m² (828ft²)

- Positioned opposite Huddersfield Piazza close to Huddersfield University Campus and within what is planned to be the cultural quarter of the town centre as part of the Kirklees Council Blueprint.
- Suitable for a variety of retail, office or leisure uses, subject to obtaining the relevant planning consents.

DESCRIPTION

The property comprises the ground floor of this attractive three storey stone built corner property situated opposite the Piazza Shopping Arcade within Huddersfield town centre, in close proximity to the primary retail area within the town centre of King Street.

The property is positioned on the corner of Victoria Lane and Ramsden Street, benefiting from display frontage to both elevations.

The accommodation extends to approximately 76.9m² (828ft²) and is currently used as a café premises. The premises would suit a similar use or alternatively general retail, in addition to hot food or bar use, subject to obtaining the relevant planning consent.

LOCATION

Huddersfield is a large town in England with a population of 124,000 and is the administrative centre of the Kirklees Local Authority, which comprises a population of 370,000. Huddersfield is a textile town which has now developed a diverse economy and benefits from good communication links, being approximately 3 miles from the M62 motorway access at Outlane and Ainley Top (Junctions 23 and 24), and approximately four miles from Junction 24 at Clifton.

The property is positioned to the south-eastern side of the town centre opposite the library and retail Piazza which is intended to form part of the cultural quarter of the town centre within the Kirklees Council Blueprint. This is a location which is accessible from the University Campus and student accommodation in the nearby vicinity. The area is also within walking distance of the train and bus stations.



ACCOMMODATION

GROUND FLOOR
Open plan sales area

76.9m² (828ft²)

RENT
£15,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE
£14,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (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 sole Agents.

George Aspinall
George.aspinall@bramleys1.co.uk

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a term of 3 years or multiples thereof to incorporate 3 yearly rent reviews, with the premises being let on full repairing and insuring terms.

LEGAL COSTS

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

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: E

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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