

**Unit 2 Cloth Hall Chambers
Cloth Hall Street
Huddersfield HD1 2EG**

**Price £4,800
per annum**



COURTYARD RETAIL PROPERTY

36.23m² (390ft²)

- **Courtyard location within Huddersfield town centre**
- **Within walking distance of Huddersfield train station which has good connectivity from Leeds and Manchester**
- **Suitable for a variety of retail or office uses**

DESCRIPTION

The property comprises a ground floor retail unit situated in a courtyard to the rear of Cloth Hall Chambers.

Cloth Hall Chambers is positioned in a secondary location within Huddersfield town centre with nearby occupiers including Halifax Bank, HSBC and Costa Coffee.

The premises extend to approximately 390ft² and would suit a variety of retail, office or quasi medical uses subject to obtaining the relevant planning consent.



VAT

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

EPC

EPC Asset Rating: TBC

ACCOMMODATION

■ GROUND FLOOR 36.23m² (390ft²)

Ground floor entrance lobby leading to rear courtyard retail premises
Shared WC facilities

RENT

£4,800 p/a

RATEABLE VALUE

£3,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2023/24). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the Agents.

George Aspinall
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Jonathan Wilson
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LEASE TERMS

The property is offered by way of a new lease on a full repairing and insuring basis for a term of three years or multiples thereof incorporating three yearly rent reviews.

SERVICE CHARGE

The landlord will insure the building; maintain the common areas and the external fabric of the building in addition to arranging for disposal of waste, cleaning common areas and providing a water supply to the common parts. A proportion of these costs will be charged back to the tenant, the tenants due proportion in this case being 7.18%.

LEGAL COSTS

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

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.

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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