

**38 King Street
Huddersfield
HD1 2QT**

**Rent £25,000
per annum**



FORMER ITALIAN RESTAURANT PREMISES

200.85m² (2,162ft²)

- Popular town centre location within the main retailing area of the town centre, close to bars, restaurants and eateries
- Adjacent to Kingsgate shopping centre and University

DESCRIPTION

The property comprises an inner terrace 3 storey stone built retail property positioned within the heart of Huddersfield town centre in a pedestrianised area adjoining the Kingsgate Shopping Centre complex. The property provides good quality ground and first floor retail accommodation which was formerly an Italian Restaurant.

Internally the property is finished to a high standard and provides well configured accommodation suitable for a wide variety of retail uses.

This is an attractive building with excellent display frontage in a pedestrianised area which generates a good level of passing footfall approaching the Kingsgate Centre in addition to footfall from the university into the town centre.

This is an excellent opportunity for a restaurateur or retailer to lease in such a prominent position in a block where it is infrequent that properties become available.



ACCOMMODATION

GROUND FLOOR

Sales area 58.61m² (631ft²)

FIRST FLOOR

Sales area 72.70m² (783ft²)

SECOND FLOOR

Staff area & Store 69.53m² (748ft²)

RENT

£25,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

Shop and Premises £18,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 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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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 incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT is not chargeable on the rent.

EPC ASSET RATING: D (82)

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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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