

**27 Lower Fitzwilliam Street
Huddersfield
HD1 6BA**

**Rent: £150
per week**



RETAIL PREMISES

54.72m² 589ft²)

- **Prominent main road position**
- **Opposite the Great Northern Retail Park with the road used as a link from the main Leeds Road to Huddersfield town centre**
- **Mains gas, electricity and water**
- **The landlord is willing to renovate the shop to suit ingoing tenant's needs, subject to agreed terms**
- **Would suit a variety of retail/office uses, subject to planning
(other than hot food or takeaway business uses which will not be accepted)**

DESCRIPTION

The property comprises a ground floor retail premises extending to approximately 54.72m² (589ft²) situated in a prominent main road position on the outskirts of Huddersfield town centre.

The property is positioned opposite the Great Northern Retail Park just off the Leeds Road and benefits from having mains gas, electricity and water.

Nearby businesses include Perrys Car Dealership together with the retailers on the Great Northern Retail Park.

The property is suitable for various retail uses, offices or trade supply use, subject to planning. Please note any request for hot food or takeaway uses will not be accepted by the landlord.



ACCOMMODATION

■ GROUND FLOOR	
Sales Area	41.26m ² (444ft ²)
Kitchen	13.47m ² (145ft ²)
Separate WC Facilities	
TOTAL	54.72m² (589ft²)

OUTSIDE

Private car parking is available by separate negotiation.

RENT

£150 per week

RATEABLE VALUE & UNIFORMED BUSINESS RATES

£4,100

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 or exemption by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the Agents.

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LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated on effective full repairing & insuring terms.

REFERENCES

Prospective Tenants are required to be referenced. 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.

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

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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 in situ 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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