

2 – 4 Ruth Street  
Newsome  
Huddersfield  
HD4 6JF

Rent £12,000  
per annum



## GROUND FLOOR DOUBLE FRONTED RETAIL UNIT IN VILLAGE LOCATION

107.58m<sup>2</sup> (1,158ft<sup>2</sup>)

- Prominent corner position within district centre
- On-street car parking nearby
- Prominent double fronted display windows
- Close to student accommodation

## DESCRIPTION

The property provides ground floor sales accommodation within this two storey prominent commercial building which is a former Cooperative building and has double fronted display frontage.

The ground floor accommodation extends to 107.58m<sup>2</sup> (1,158ft<sup>2</sup>) with 828ft<sup>2</sup> of sales area.

The property is suitable for a wide range of commercial occupiers, being positioned within a district centre location with on-street car parking nearby and a large residential population surrounding, including student housing serving the University of Huddersfield.

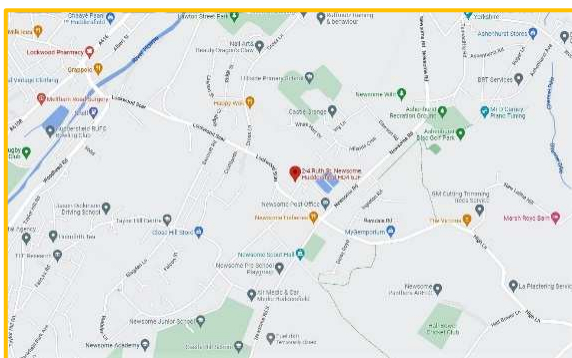
## LOCATION

The property is located within the district of Newsome which is approximately 1.5 miles to the south of Huddersfield town centre. The property is positioned on the edge of the local centre where there is a range of shops to provide amenities to the local community.

The property is in a highly visible position on the corner of Ruth Street and Lockwood Scar opposite a doctors surgery and close to a pharmacy.



*Note: The staircase to the first floor as shown on the attached plan is to be installed to provide separate accommodation and access to planned residential conversion.*



## ACCOMMODATION

### GROUND FLOOR

Sales Area	76.91m <sup>2</sup>	(828ft <sup>2</sup> )
Stores	30.67m <sup>2</sup>	(330ft <sup>2</sup> )

WC Facilities

**Total** **107.58m<sup>2</sup> (1,158ft<sup>2</sup>)**

### OUTSIDE

On-street car parking nearby.

### RENT

£12,000 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£10,500 – To be Reassessed

Uniform Business Rate of 49.9p/51.2p/£ (2023/24).

### 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.

### SERVICES

The property has the benefit of mains gas and electricity, and water sewer drainage system.

### VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

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

VAT is 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 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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