

**7-9 Beast Market
Huddersfield
HD1 1QF**

**Rent
£12,000
per annum**



SHOP PREMISES

88.57m² (953ft²)

- Town centre location
- Suitable for a wide range of retail, office or leisure uses, subject to planning
- Large double fronted display windows

DESCRIPTION

The property provides a large ground floor retail unit with basement storage positioned to the north-eastern extreme of Huddersfield town centre.

The property is suitable for a wide range of uses, having most recently been used for a dog grooming salon and other A1 retail uses. The landlord would not however accept use within Class A3 or A5.

On street parking is available just around the corner on Lord Street and day time reserved parking could be available at the nearby motel.

LOCATION

Huddersfield is a large town in England with a population of 141,692 and is the administrative centre of the Kirklees Local Authority, which comprises a population of 433,300.

The town has 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 25 at Clifton. Huddersfield is approximately 11 miles from junction 38 of the M1 motorway.

The property is positioned on the north-eastern side of the town centre a short distance from the Ring Road and within walking distance of a Sainsburys supermarket, the Kingsgate Shopping Centre and Huddersfield University Campus.



ACCOMMODATION

GROUND FLOOR

Sales Shop 88.57m² (953ft²)

With a small part being on a mezzanine level.
Fire exit to rear with WC off.

RENT

£12,000 per annum

RATEABLE VALUE

£12,750

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p (2021/22). It is recommended that the ingoing 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

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.

VIEWING

Contact the Agents.

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

Jonathan Uttley
Jonathan.uttley@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a term of 4 years outside the Act, with the Tenant being responsible for internal repairs and decorations. The Landlord will be responsible for structural repair, but such costs can be reclaimed by way of a service charge.

LEGAL COSTS

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

VAT

VAT is not charged on the rent.

EPC ASSET RATING: C.

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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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