

**26 John William Street
Huddersfield
HD1 1BG**

**£20,000 per
annum**



GROUND FLOOR TOWN CENTRE RETAIL PREMISES

109.61m² (1,180ft²)

Plus First Floor Ancillary Accommodation

25.68m² (276ft²)

- Ground floor of attractive multi-storey Grade 2 Listed town centre building
- Prominent position
- Near to Huddersfield railway station and occupiers including JD Wetherspoons, Nandos, Ice Stone Gelato, Lloyds Bank and Heavenly Delights Dessert Bar.

DESCRIPTION

The available premises occupy the ground floor of this 3 storey stone built Grade 2 Listed building situated in a prominent position along John William Street in the centre of Huddersfield.

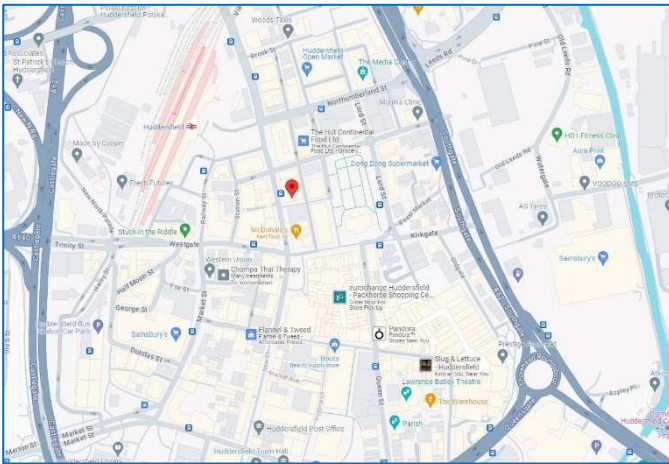
The property has been occupied as a charity shop for a number of years and provides ground floor sales accommodation extending to 1,180ft² with first floor store and kitchen area.

The property has a good frontage and benefits from a high volume of passing pedestrian footfall. It would suit a wide range of retail or food related uses, subject to planning.

LOCATION

The property located within Huddersfield town centre close to the junction of John William Street, Westgate and Kirkgate. This is a prominent position within the town centre close to JD Wetherspoons, Nando's and Ice Stone Gelato. Other nearby occupiers Lloyds Bank and Heavenly Delights Dessert Bar.

This location is within a short walk of Huddersfield train and bus stations and the Kingsgate Shopping Centre which is a primary shopping area. It is also within close proximity to the University of Huddersfield which has an enrolment of approximately 20,000 students. The town has a residential population of approximately 146,000 and is within the Kirklees Local Authority area. The town benefits from good connectivity, being accessible to the M62 at Junctions 23 and 24.



ACCOMMODATION

GROUND FLOOR 109.61m² (1,180ft²)
Including:
Sales Area
Store
Manager's Office
Sorting Area

FIRST FLOOR 25.68m² (276ft²)
Including:
Store
Kitchen
WC

RENT
£20,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE
£15,000

Uniform Business Rate of 49.8p/56.6p/£ (2024/25).

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

EPC ASSET RATING: TBC

[bramleys.com/commercial](https://www.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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