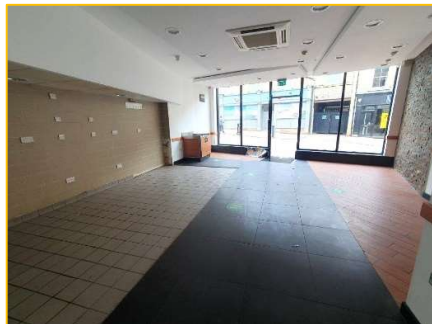
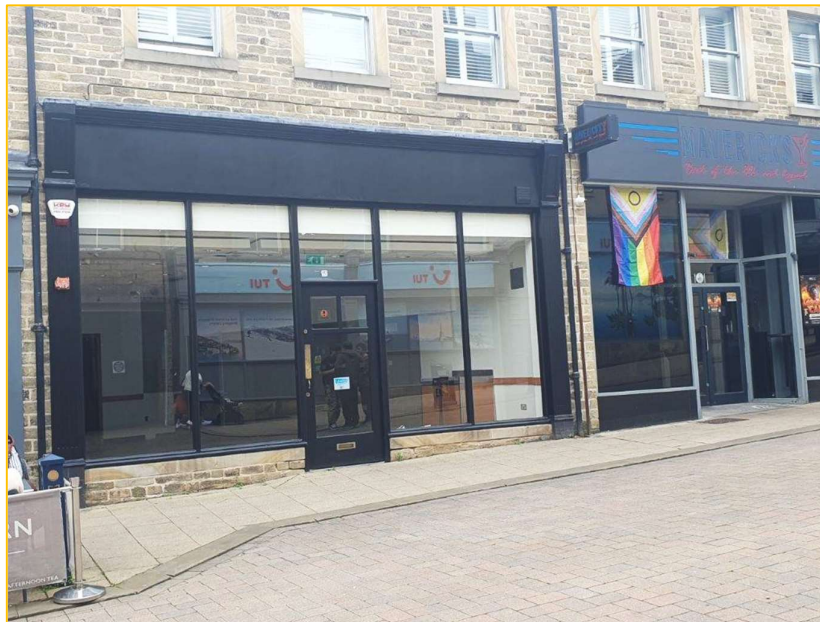


**34 King Street  
Huddersfield  
HD1 2QT**

**Rent  
£20,000  
per annum**



## **PROMINENT TOWN CENTRE RETAIL PROPERTY**

**74.90m<sup>2</sup> (806ft<sup>2</sup>)**

- 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 near to the Huddersfield University Campus.

## DESCRIPTION

The property comprises a ground floor retail unit positioned within the heart of Huddersfield town centre within a pedestrianised area adjacent to the Kingsgate Shopping Centre.

The property has most recently been occupied by Subway and provides good quality ground floor retail accommodation with excellent display frontage.

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

The availability of the property provides an excellent opportunity for a restaurateur or retailer to lease good quality premises in a prominent position within the town.

## LOCATION

Huddersfield is a large town in England with a population of 124,000. Huddersfield town centre benefits from 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 24 at Clifton. Huddersfield is approximately eleven miles from junction 38 of the M1 motorway.

The property is well positioned near to the main Campus of the University of Huddersfield and adjacent to the Kingsgate Shopping Centre.



## ACCOMMODATION

### GROUND FLOOR

Sales area 74.90m<sup>2</sup> (806ft<sup>2</sup>)

### RENT

£20,000 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

Shop and Premises £17,250

This will be charged back by the local Rating Office at the Uniform Business Rate of 54.6p (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

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

Sheraz Muhammad

[Sheraz.muhammad@bramleys1.co.uk](mailto:Sheraz.muhammad@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 may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

### EPC ASSET RATING: D

# 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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