

# TO LET PRIME TOWN CENTRE RETAIL PREMISES

Eddisons

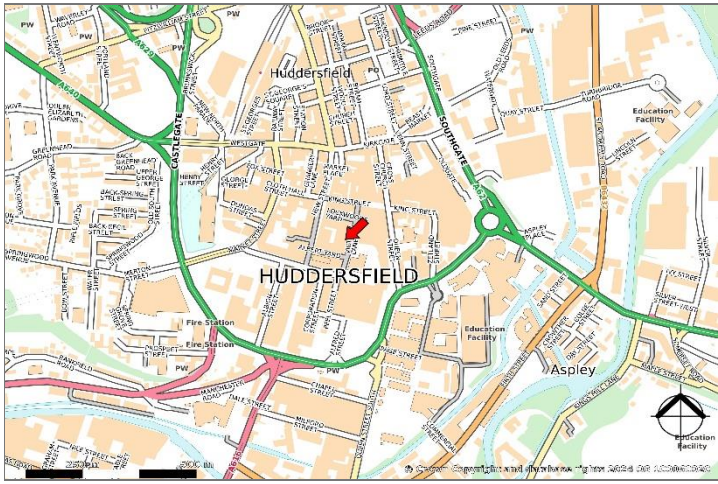


UNIT 1, 18/28 VICTORIA LANE, HUDDERSFIELD, HD1 2QF

RENTAL - £35,000 PER ANNUM

- Prime retail pitch in the centre of Huddersfield.
- Extensive sales frontage.
- Useful first floor stores.
- Suitable for a variety of uses (STP) – takeaway uses not allowed.

AVAILABLE SPACE  
449.74m<sup>2</sup> (4,841sq ft)



## LOCATION

The property is well located on Victoria Lane in the heart of Huddersfield town with Huddersfield Town Hall, Piazza Shopping Centre and Kingsgate Shopping Centre all within close proximity.

Huddersfield is the main town in West Yorkshire's Kirklees district, which is situated approximately 16 miles south west of Leeds and 28 miles north of Manchester.

The surrounding area is a mix of commercial operators.

## DESCRIPTION

The property comprises an attractive 2 storey stone built retail premises providing sales area on ground floor and storage on first. The premises benefit from double glazed frontage, sales area, staff and WC facilities.

Being located in the heart of Huddersfield town centre with a number of national and local operators within the vicinity, the property lends itself to a number of uses (STP).

UNIT	M <sup>2</sup>	SQ FT
Ground Sales	354.70	3,818
First Floor Storage	95.04	1,023
<b>Total approx. area available</b>	<b>449.74</b>	<b>4,841</b>



## RATEABLE VALUE

The property will need reassessing upon occupation.

## EPC

The property has an Energy Performance Asset rating of E. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available to let on new terms to be agreed.

Rental of £35,000 per annum exclusive.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
 Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)  
 Email / [harvey.bland@eddisons.com](mailto:harvey.bland@eddisons.com)

**SUBJECT TO CONTRACT**  
 FILE REF / 731.4503A (182078)

For more information, visit [eddisons.com](http://eddisons.com)  
 T: 01274 734 101

**Eddisons**

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.