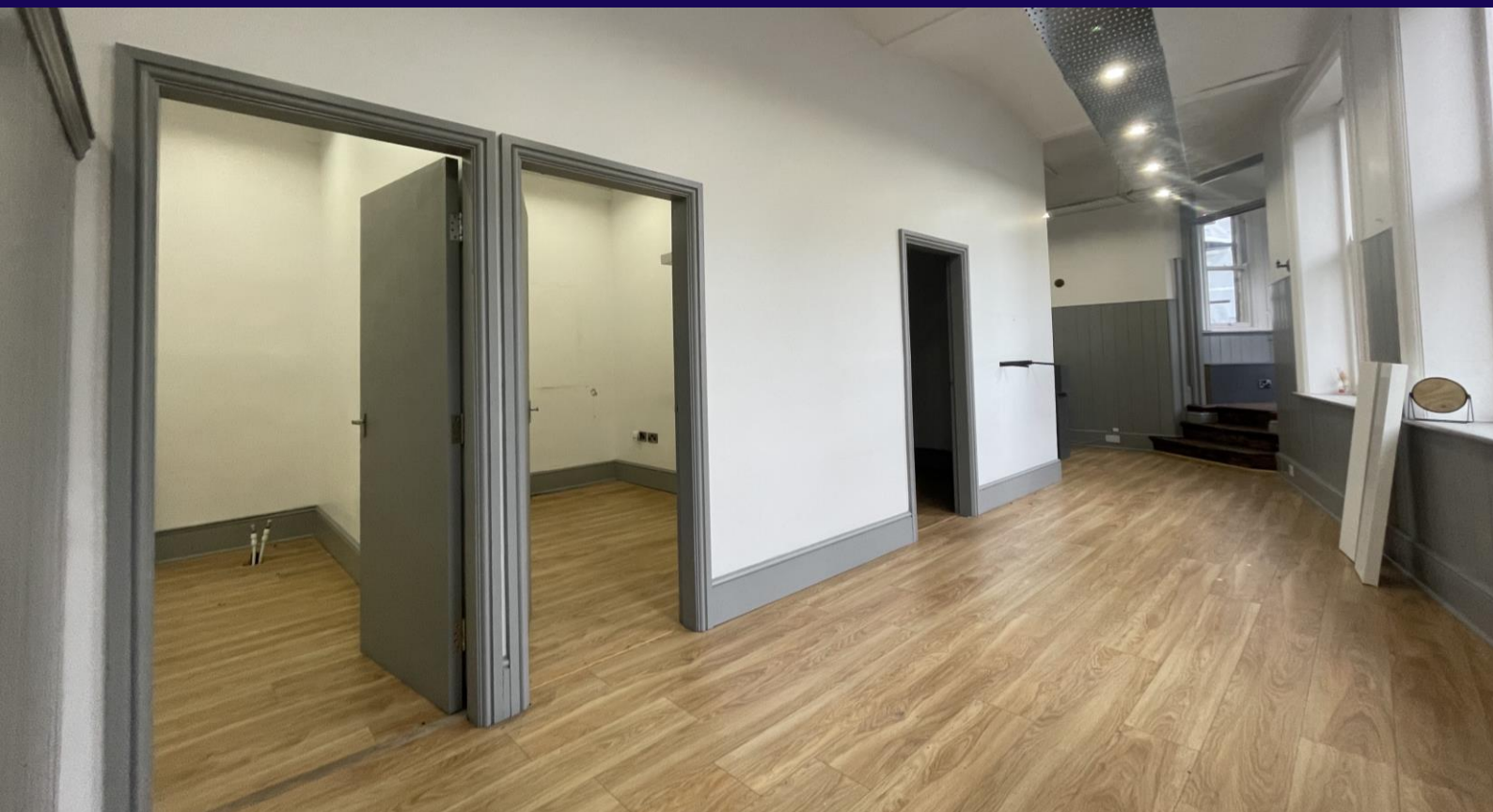


TO LET EXCELLENT TOWN CENTRE RETAIL UNIT

Eddisons

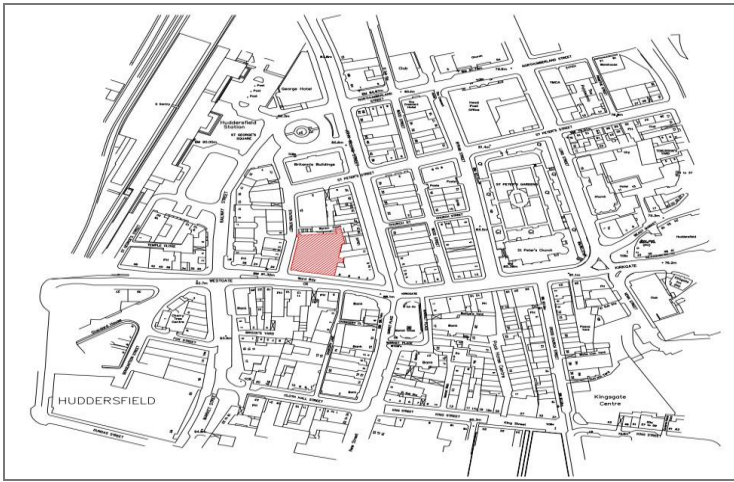


23A BYRAM ARCADE, WESTGATE, HUDDERSFIELD, HD1 1ND

RENTAL - £4,000 PER ANNUM EXCLUSIVE

- Located within the popular Byram Arcade.
- Corner position with extensive natural light.
- Positioned on the second floor.
- Modern fit out.

AVAILABLE SPACE
61.31m² (660sq ft)



LOCATION

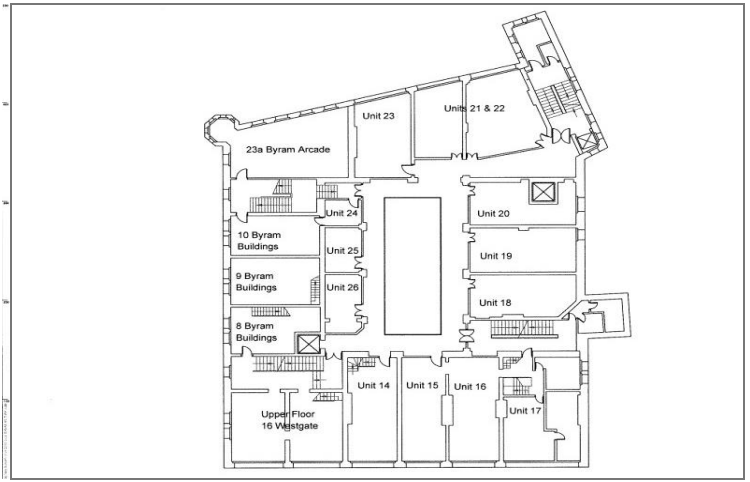
Byram Arcade is situated in the heart of the town centre within close proximity to the prime retail area. Huddersfield Station is within a short walking distance. Occupiers within the Arcade comprise both new and established businesses including hairdressers, tattoo parlours, cafes and antique furniture shops.

DESCRIPTION

Completed in 1881, the distinctive Byram Arcade is a unique shopping and business hub in the heart of Huddersfield town centre. Home to a wealth of independent and artisan designers retailers and businesses including fashion, bespoke jewellers, arts and crafts, food and drink, specialist training and equipment and many others.

You will be greeted with a laid back and friendly atmosphere amongst the stunning period features and architecture, all while being under the striking glass roof.

	M ²	SQ FT
Unit 23a	61.31	660



RATEABLE VALUE

Description / Office and Premises

Rateable value / £5,100

EPC

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

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

An effective full repairing and insuring lease is offered for a term to be agreed.

Rental - £4,000 per annum exclusive.

LEGAL COSTS

The ingoing tenant will be responsible for £500 of the Council's legal fees and will be responsible for their own legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
 Tel / 01274 734101
 Email / matthew.jennings@eddisons.com
 Email / fraser.downes@eddisons.com

SUBJECT TO CONTRACT
 FILE REF / 731.4426A (171109)

For more information, visit eddisons.com
 T: 01274 734 101

Eddisons

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