

TO LET
PROMINENT RETAIL PREMISES

Eddisons

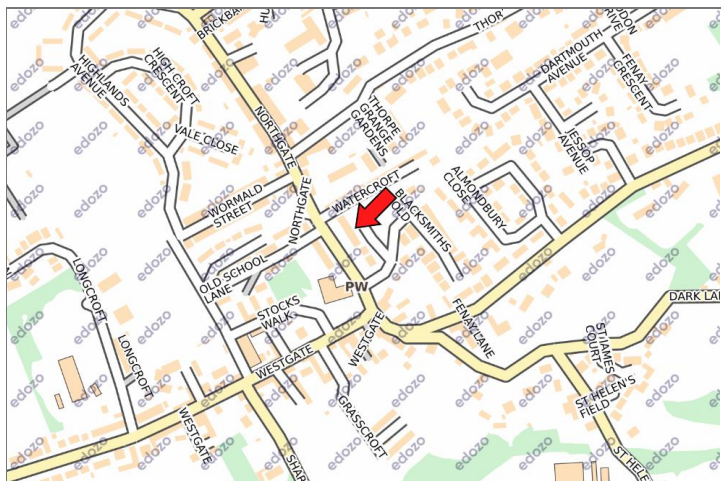


125 NORTHGATE, ALMONDBURY, HUDDERSFIELD, HD5 8US

RENTAL - £7,000 PER ANNUM

- Prominent location in the village of Almondbury.
- Located within a popular retail parade.
- No takeaways permitted.

AVAILABLE SPACE
30.86m² (332sq ft)



LOCATION

125 Northgate is located near the junction of Westgate and Fenay Lane in the village of Almondbury being approximately 2 miles south east of Huddersfield town centre.

The property comprises a prominent location with nearby occupiers including Co-Op Food, Rowlands Pharmacy and Almondbury Library.

DESCRIPTION

The premises comprise of a ground floor retail space within a popular retail parade. The building benefits from a large shop front window and has rear access.

The property benefits from good natural light, predominately open plan floor space and partitioned out WC/staff facilities.

In total there is in the order of 332sq.ft.



RATEABLE VALUE

Description / Shop and Premises

Rateable value / £3,650

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

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

Rental £7,000 per annum.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com
Email / harvey.bland@eddisons.com

SUBJECT TO CONTRACT
FILE REF / 731.4529A (1210665)

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