

TO LET PROMINENT TOWN CENTRE RETAIL UNIT

Eddisons



8 NEW STREET, HUDDERSFIELD, HD1 2AR

RENTAL - £18,000

- Prominent position in Huddersfield town centre.
- Benefits from kitchen and WC facilities.
- Spacious open plan accommodation.
- Takeaway use not permitted.

AVAILABLE SPACE
176.24m² (1,897sq ft)



LOCATION

The property occupies a prime trading position to the north of the busy New Street, just off the pedestrianized area where the street adjoins Market Place. Nearby retailers include Totally Wicked, Café Nero, KFC and Ladbrokes. The Packhorse Shopping Centre is located within 150ft of the unit.

DESCRIPTION

A mid terraced retail unit forming part of a three storey building. The glazed retail frontage comprises a recessed entrance which opens up onto to New Street.

The unit is arranged over ground and first floor levels. At ground floor the accommodation is open plan and sits below a suspended ceiling grid, whilst to the first floor there are storage, kitchen and WC facilities.

	M ²	SQ FT
8 New Street	176.24	1,897

RATEABLE VALUE

Description / Shop and Premises

Rateable value / £15,250

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 - £18,000.

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 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 / 731.4500A (181754)

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