

## **SHOP TO LET**



52 NEW STREET HUDDERSFIELD HD1 2BW

#### LOCATION:

The property is located on the pedestrianised section of New Street in Huddersfield. New Street forms part of the principle shopping area of the town where a number of national occupiers are represented including Bon Marche, Skipton Building Society, Go Outdoors, Shoe Zone and Clinton Cards.

#### ACCOMMODATION:

The accommodation with the following approximate areas is:-

Ground Floor Sales	1,468 sq ft	136.4 sqm
Office	105 sq ft	9.8 sqm
First Floor Stores	402 sq ft	37.35 sqm
Ladies WC		
Second Floor Stores	389 sq ft	36.13 sqm

#### **LEASE TERMS:**

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

#### RENT:

Rental offers in the region of £25,000 per annum are invited.

#### RATES:

Rateable Value £19,750

#### VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

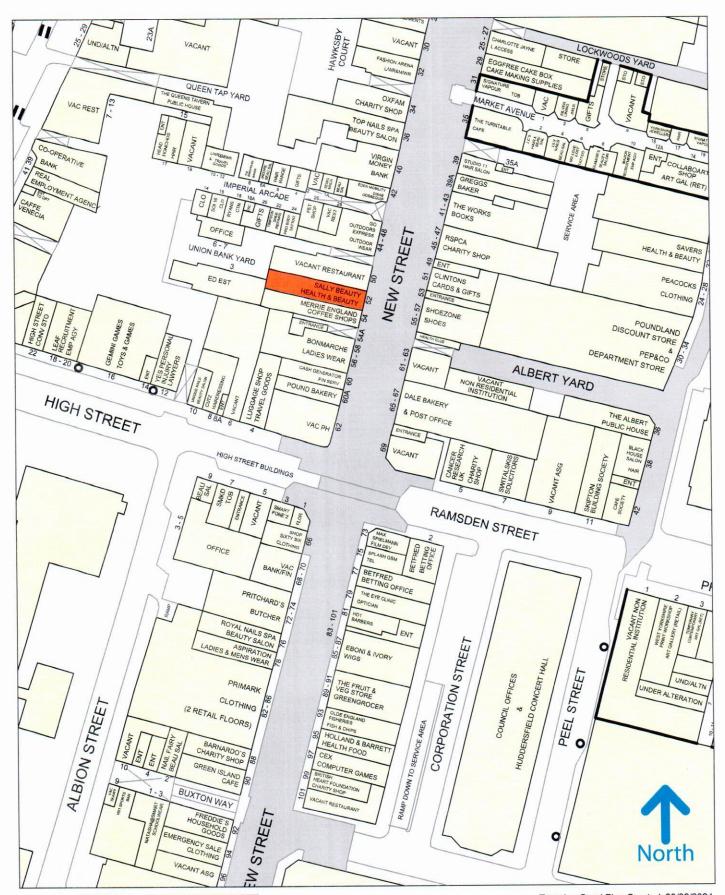
#### VIEWING:

Strictly by appointment through this office.

# SUBJECT TO CONTRACT AND AVAILABILITY ALL DIMENSIONS AND AREAS ARE APPROXIMATE



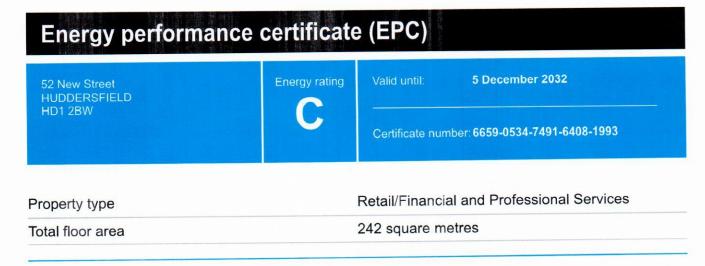






Experian Goad Plan Created: 28/02/2024 Created By: Heaney Micklethwaite



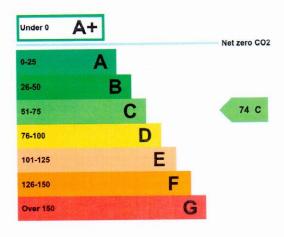


### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### **Energy rating and score**

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.