



# BOULTONS



**£25,000 Per Annum**  
King Street Huddersfield HD1 2PZ

## 14-16 King Street, Huddersfield, HD1 2PZ

The accommodation extends to 5,847 ft<sup>2</sup> over ground, first and second floors. The ground floor retail area benefits from a tiled floor, plastered walls and ceiling, air-conditioning and a glazed shop frontage to both King Street & Victoria Lane.

The upper floors of the property are used for storage and staff welfare facilities being a number of toilet facilities, kitchen and staff canteen.

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### SERVICES

The property is connected to all mains services.

### INTERNAL FLOOR AREA

The total approximate gross internal floor area is:  
m<sup>2</sup> ft<sup>2</sup>

Ground floor retail: 114.4 sq metre 1,231 sq feet

First floor stores: 214.42 sq metre 2,308 sq feet

Second floor stores: 214.42 sq metre 2,308 sq feet

Total Net Internal Area: 543.24 sq metre 5,847 sq feet

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

### USE CLASS

Use Class E

### RATEABLE VALUE

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

14 King Street, Huddersfield: Shop and premises –  
£45,500

### TERMS

The property is available to let by way of a new full repairing and insuring leases, for a term of years to be agreed.

### RENT

£25,000 exclusive

### VAT

The rent is quoted exclusive of VAT.

### EPC RATING

The property has an energy performance rating of: E (116)

### LEGAL FEES

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

### VIEWING

For further information and viewing arrangements please contact sole letting agents 01484 515029 or email [sales@boultonsestateagents.co.uk](mailto:sales@boultonsestateagents.co.uk)

### APPLICATIONS

To apply for the property please write to or email Boultons, 54 John William Street, Huddersfield, HD1 1ER or email [sales@boultonsestateagents.co.uk](mailto:sales@boultonsestateagents.co.uk)

Applications are subject to a £180.00 inc VAT application fee.

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### Directions

The property occupies a prominent trading position on the pedestrianized King Street in the heart of Huddersfield Town Centre with nearby occupiers including Boots, WH Smith, BeaverBrooks, H.Samuel & Santander. Huddersfield is located between Manchester and Leeds and is a university town with good rail links along the trans-pennine railway and excellent main road connections to both the M62 & M1 motorways.