



£1,000 Per Month

Lidget Street Lindley Huddersfield HD3 3JR

58a Lidget Street, Lindley, Huddersfield, HD3 3JR

***** HIGH PROFILE MAIN PARADE POSITION IN THE HEART OF THIS BUSTLING VILLAGE CENTRE *****

A perfect location to be part of the independent boom of retailers and services in this popular urban high street. Excellent levels of footfall along with destination driven visitors create a thriving hub for retail, business and recreation/leisure. Having been comprehensively upgraded and offering potential small business rates relief (subject to local authority approval) with a contemporary finish and an eye catching shop front. Full repairing and insuring lease. Use Class E.

MAIN SECTION

3.59m x 5.75m

Aluminium framed glazed units and doors including display, picture windows, electric wall heaters, contemporary white décor, a blank canvas for an incoming tenant, an array of plug sockets, semi open plan in design to the kitchenette.

KITCHENETTE

12'2" x 7'2" (3.72m x 2.20m)

High gloss base and wall cupboard storage units with stainless steel bar handle trim and stainless steel inset sink unit, electric wall heater, uPVC double window overlooking urban green space adjoining the property.

WC

6'11" x 3'8" (2.12m x 1.13m)

To the rear, will be fitted with a hand wash basin, low flush wc and has a uPVC double glazed window with privacy glass inset.

INSURANCE & POWER SUPPLY

The landlord will insure the building and provide the electricity supply cards. They will recover a contribution to the costs of this insurance in the form of a service charge from the tenant or tenants annually (details to be confirmed in the heads of terms and subject to contract) and facilitate pay as you go provision for the power to avoid any arrears all of course subject to agreement. Water rates are the responsibility of the tenant.

APPLICATIONS

To propose terms for this property please email sales@boultonsestateagents.co.uk Once terms are agreed the proposed tenant will be required to go through Boultons referencing procedure, an application for which will be forwarded. Applications are subject to a fee of £240 including VAT. The landlord reserves the right to propose ROI rent increases built into the heads of terms at agreed times and which would be confirmed by both parties prior to occupation. Pre-pay electricity meters are in situ.

RATES

The rateable value for the property is still to be determined.

LEGAL COSTS

The in-going Tenant is to be responsible for a contribution to the Landlord's costs in respect of the preparation of the lease and its counterpart, capped at £500.

LEASE DETAILS

Five year full repairing lease or multiples thereof with rent reviews no sooner than the 3rd year is the proposal. £1000 P.A increase each year from the 3rd. For example: 1st year £12,000 P.A. 2nd £12,000 P.A. 3rd year £13,000. 4th year £14,000 and from the 5th year £15,000 (capped).

Directions

