

## Prime position 'white boxed' town centre retail unit

201.10m<sup>2</sup>  
(2,165ft<sup>2</sup>)

- Town centre location
- Prime pedestrianised retail pitch
- White boxed unit ready for tenant fit out & new shop front
- Nearby tenants include Primark, One Below, Home Bargains, Holland & Barrett and CEX
- Quoting rent £23,000 per annum exclusive



**TO LET**



Location



Gallery



Contact



## Location

Huddersfield sits strategically between Manchester and Leeds and has a population catchment of circa 2.2 million. The town has been identified by CACI as one of the UK's towns with exceptional potential for growth and it has been ranked the 47<sup>th</sup> largest catchment potential of any town in the UK. Huddersfield University is situated in the town centre and has 24,000 students.

New Street is the prime pedestrianised pitch in the heart of Huddersfield. With strong footfall, the parade is anchored by Primark with other key retailers in the immediate vicinity including One Below, Holland & Barrett, CEX as well as an eclectic mix of regional and independent tenants. The surrounding area is a mixed retail and residential location, the Co-operative Building opposite the subject property has recently been redeveloped into 126 student flats.



## The Property

The property comprises a ground floor retail shop with prominent frontage onto the pedestrianised New Street. The shop has recently been completely renovated to provide a white box specification including suspended ceiling with LED lights, laminate flooring and new glazed shop front.



## EPC

A copy of the EPC is available on request.



## Accommodation

The property provides the following approximate area:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	201.10	2,165

## Lease Terms

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed.

Shorter term, more flexible options are also to be considered.

## Rent

The property is available at a quoting rent of:

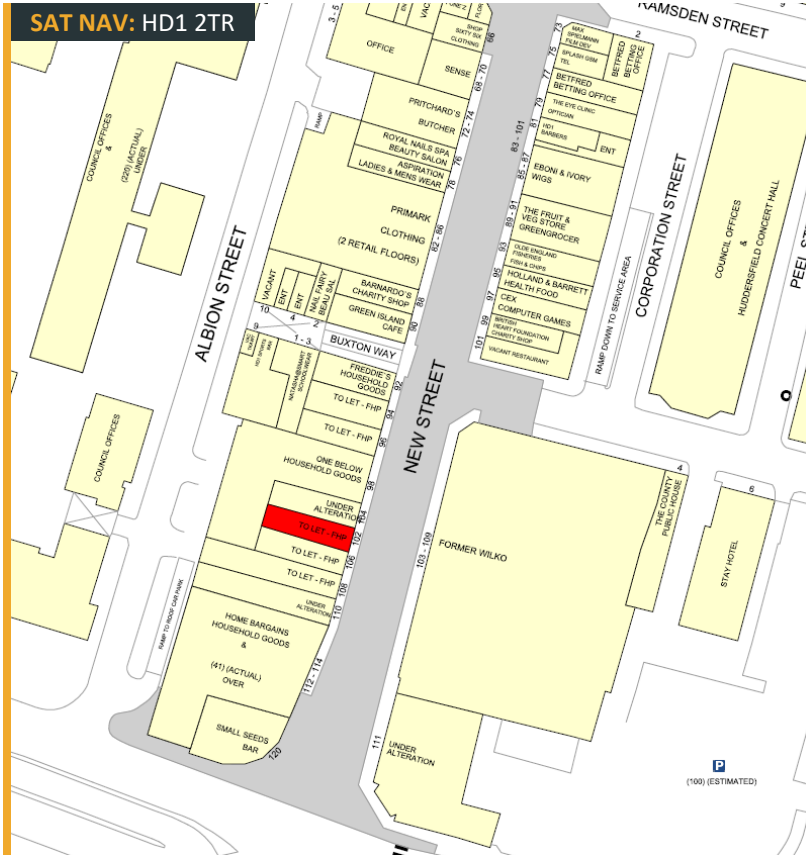
**£23,000 per annum exclusive**

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## VAT

VAT is applicable at the prevailing rate.



## Business Rates

Following reconfiguration to provide ground floor only, the Rateable Value will require reassessment upon occupation.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Service Charge

A service charge is payable towards communal maintenance of the building, more details on request.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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