

HUDDERSFIELD

45-47 NEW STREET

PROMINENT SHOP UNIT TO LET

LOCATION

The property occupies a prominent trading location on the pedestrianised New Street being adjacent to **The Works** and **Clintons**. Nearby multiple retailers include **Vision Express**, **Monsoon**, **Virgin Media**, **Greggs**, **Brighthouse**, **Boots Opticians**, **Pound Bakery**, **Bon Marche**, **Millecs**, **Oxfam** and **Costa**.

ACCOMMODATION

The premises are arranged on ground and basement floors with the following approximate areas and dimensions:-

Window frontage	26'1"	7.9m
Internal width (ave)	26'9"	8.2m
Shop depth	99'0"	30.2m
Ground floor sales	2,653 sq ft	246.5 sq m
Basement store	1,141 sq ft	106 sq m
Basement office	96 sq ft	8.9 sq m
Basement kitchen	185 sq ft	17.2 sq m

NB – the property benefits from rear servicing via New Street.

LEASE

The property is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£40,000** (forty thousand pounds) p.a.x.



ASSESSMENTS

Enquiries with the Local Authority indicate the premises have been assessed for rates as follows:-

Rateable Value	£59,500
UBR 2019/2020	50.4p
Rates Payable 2019/2020	£29,988

For verification purposes prospective tenants are advised to make their own enquiries with Kirklees Council (01484 414941).

EPC

The property has a rating of C73. A certificate and recommendations are available on request.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

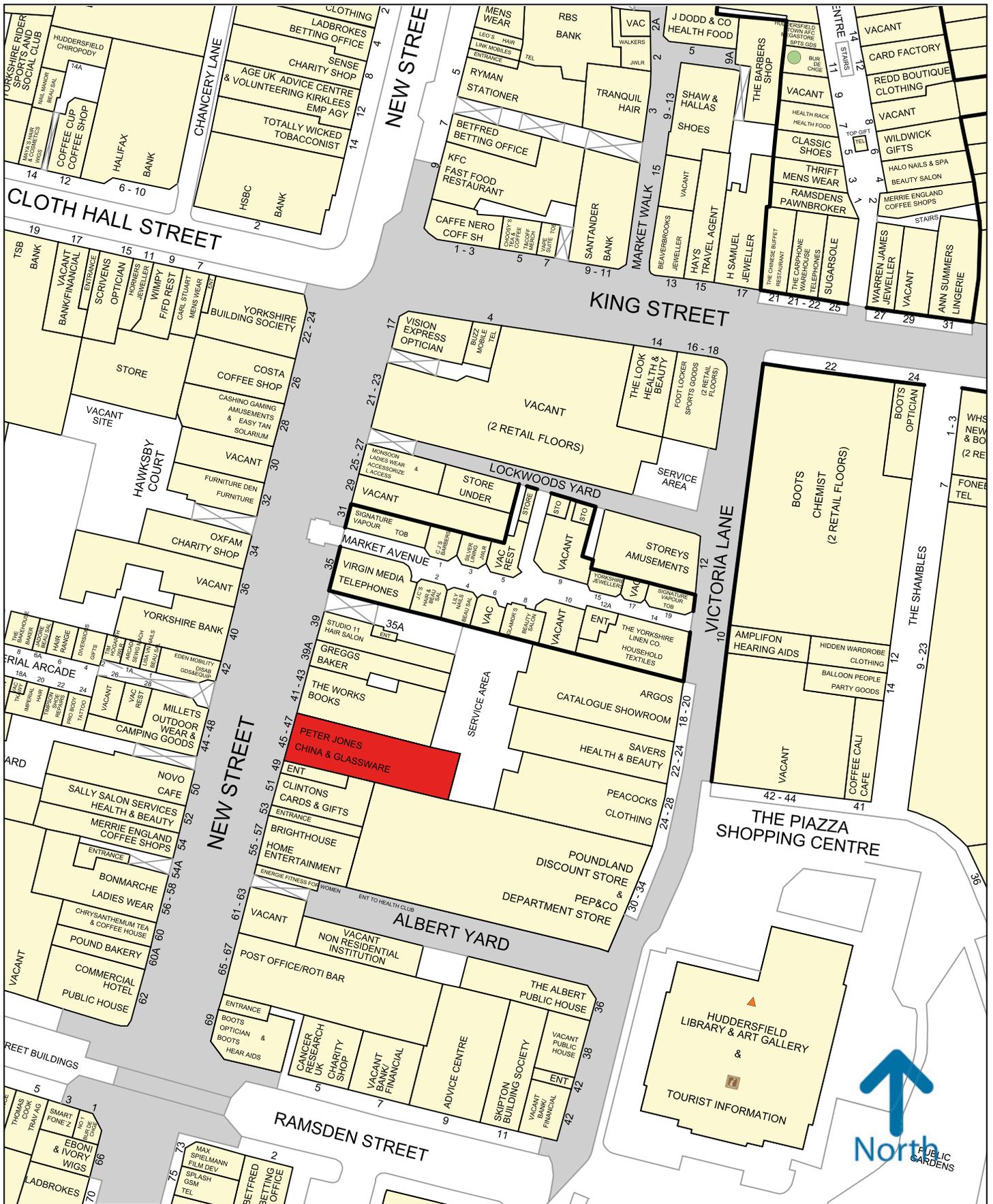
By appointment through:-
Hugh Ockleston of Ockleston Bailey
Tel: **01244 403444**
Email: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

HWO/eaw100220

Tel: 01244 403444

Refuge House
33/37 Watergate Row
Chester
CH1 2LE
Fax: 01244 401345
www.ocklestonbailey.co.uk



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retail leisure investment
01244 403444
www.ocklestonbailey.co.uk