

HUDDERSFIELD 44 JOHN WILLIAM STREET HD1 1ER

PROMINENT SHOP TO LET with A2 CONSENT

LOCATION

Huddersfield is a large market and university town. It is the 11th largest town in the United Kingdom with a population of c.165,000 (2011 census). It lies 14 miles southwest of Leeds and 24 miles northeast of Manchester.

John William Street is a busy road providing the primary eastern link from the town's ring road to the heart of Huddersfield town centre.

The premises are situated over-looking the historic St Georges Square, opposite the iconic Huddersfield Railway Station. The subject property forms part of the architecturally impressive Lion Chambers with a mix of neighbours including estate agents (**Boultons, Bridgfords** and **Martin & Co**), restaurants (**Botafogo, Ephesus, Heavenly Desserts** and **Lala's**), retailers (**Vinyl Tap**) and travel agents (**Wallace Arnold**).

ACCOMMODATION

The premises comprise the following approximate net floor areas:

Ground Floor Sales	1,180 sq ft	109.62 sq m
Basement Ancillary	1,450 sq ft	134.71 sq m

LEASE TERMS

The unit is available by way of a new effectively full repairing and insuring lease, for a term in increments of 3 years to include 3 yearly rent reviews, as appropriate, plus service charge.

RENT

£24,000 per annum exclusive of rates, service charge and VAT (if applicable).

SUBJECT TO CONTRACT



RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 17,750.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 8,857.25
Estimated Payable with Retail Relief	£ NIL

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of band C (57). A full copy of the EPC Certificate is available upon request.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

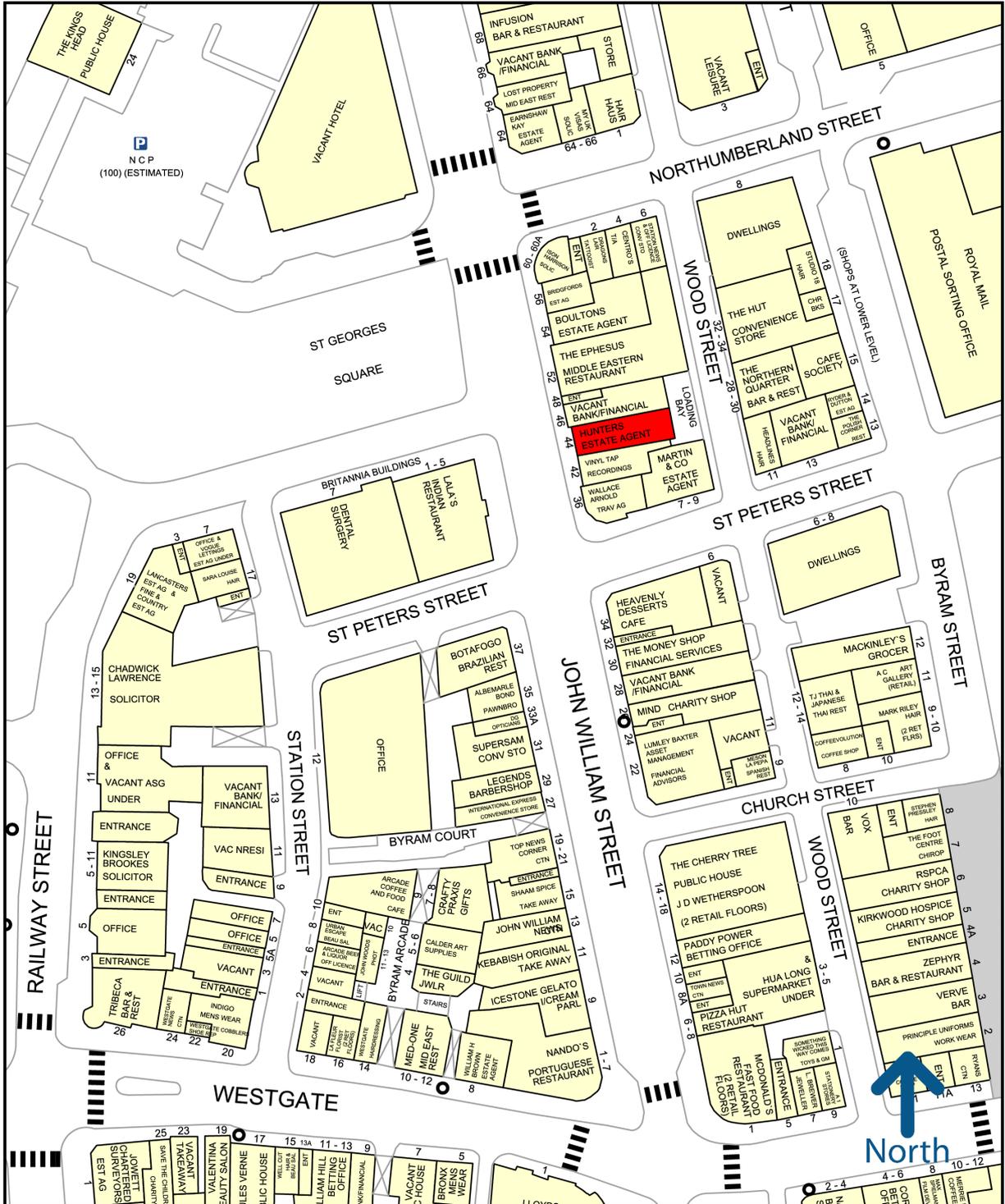
VIEWING & FURTHER INFORMATION

For further details and viewing arrangements contact:

Jason Oddy	D: 0113 383 3759 E: jason.oddy@brassrow.co.uk
John Birtwistle	D: 0113 383 3758 E: john.birtwistle@brassrow.co.uk

Or our joint letting agent:

Jason Metcalfe at Metcalfe Commercial on 01484 240220.



Experian Goad Plan Created: 23/10/2019
Created By: Brassington Rowan



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011