## 94 New Street, Huddersfield





94 New Street Huddersfield, HD1 2UD

Unit on busy Pedestrianised Street - To Let

Contact: Jonathan Thomas 01865 595143

jonathan@jrbtcommercialproperty.co.uk

Tenure

To Let

#### Location

The property is situated in a busy pedestrianised location in the heart of Huddersfield Town Centre.

Other retailers in close proximity include:

Wilko, Primark, Poundland, Post Office, Holland and Barrett

#### Rent

Offers in the region of £30,000 per annum

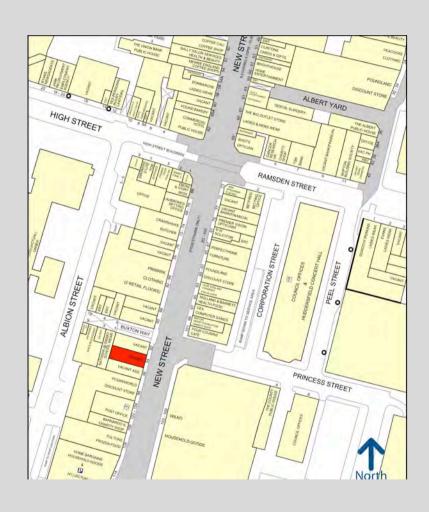
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#### Accommodation

The property is arranged over ground floor and first floor.

It provides the following approximate net internal floor areas:

Grd Floor Sales: 1,0 First Stock 3

1,021sq ft 341sa ft 94.85 sqm 31.68 sqm

#### Lease Term

The property is offered on the basis of a new effective full repairing and insuring lease for a term to be agreed by negotiation.

## **Service Charge**

We estimate the current service charge for this unit is £1,772 per annum.

## **Planning**

Currently A1 (other uses may be considered subject the necessary planning consents).

## Rating

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

Rateable Value: £29,250

UBR (2015/16) .493p

Rates Payable £14,420

Interested parties should verify figures with the Local Authority.

#### Services

The property is connected to mains services, however, none have been tested by the agents.

#### VAT

We understand that VAT is payable on the rental.

## **Leasing Code of Practice**

All leases comply with the Code of Leasing Business Premises 2007.

### **Legal Costs**

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

### Viewing

Viewing is strictly by appointment via joint agents:

JRBT Commercial Property Ltd Jonathan Thomas 01865 595143 jonathan@jrbtcommercialproperty.co.uk

Mason Partners LLP Lee Quinn 0151 227 1008 leequinn@masonpartners.com

SUBJECT TO CONTRACT

**JUNE 2016** 

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