

# 94 New Street, Huddersfield



94 New Street Huddersfield, HD1 2UD

**Unit on busy Pedestrianised  
Street - To Let**

**Contact:**

**Jonathan Thomas**

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**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:	1,021sq ft	94.85 sqm
First Stock	341sq ft	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

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**SUBJECT TO CONTRACT**

**JUNE 2016**

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