59-63 NEW STREET, HUDDERSFIELD

RETAIL UNIT TO LET

LOCATION

The property is located on the pedestrianised section of New Street which has recently been refurbished. New Street forms part of the principle shopping area of the town and host a number of national occupiers including B&M, Primark, Shoe Zone, Costa Coffee and Greggs.

RENT

£39,500 per annum exclusive

Rent is exclusive of Business Rates, Service Charge, Insurance, VAT and Utilities.

DESCRIPTION

The demise will include the ground floor retail unit and basement ancillary. Floors plans are available upon request.

LEASE

New eFRI lease for a term of years to be agreed.

RATEABLE VALUE

The unit has the following Rateable Value from 1 April 2023:

£29,500

Interested parties should confirm the exact Business Rates payable with the local authority.

FLOOR AREAS

The units provide the following approximate areas, which are to be used as a guide only:

Ground Floor - 2,131 sq ft
Basement - 355 sq ft

USE

The unit benefit from Use Class E (Commercial, Business & Services), but would be suitable for a variety of uses subject to the necessary planning.

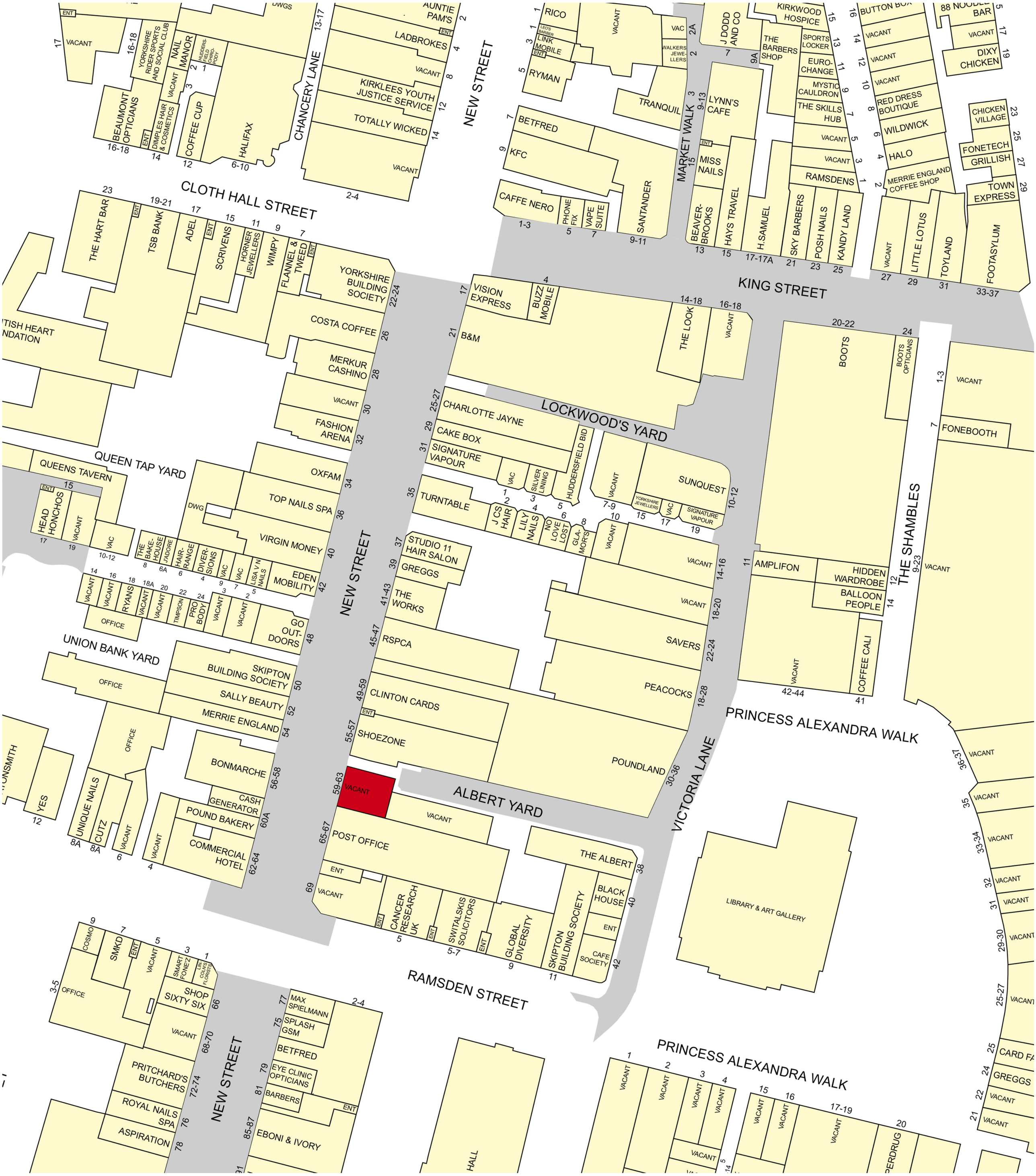
SERVICE CHARGE

Available on request

EPC

A copy of the full certificate and report can be provided upon request.

CONTACT: Phil Coombes
CALL: 07715 678 426
EMAIL: phil@cnprop.co.uk



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