

**68-70 New Street  
Huddersfield  
HD1 2TR**

**Rent:  
£6,000  
per annum**



## **FIRST FLOOR OFFICE SUITE**

**65.93m<sup>2</sup> (709ft<sup>2</sup>)**

- Prominent town centre position located on main high street
- Positioned within the shopping district of Huddersfield town centre

## DESCRIPTION

This office premises occupy the first floor situated above the parade of shops on New Street which is opposite Ramsden House. The property is positioned within the shopping district of Huddersfield town centre within walking distance of the bus station and multi-storey car parks. It is accordingly well positioned for commuters and benefits from all amenities provided within the town centre.

The premises extend to 65.93m<sup>2</sup> (709ft<sup>2</sup>) providing predominantly open plan accommodation, decorated to a high modern standard, gas fired central heating and good natural light, in addition to a pleasant aspect over the high street.

## LOCATION

The property is positioned within Huddersfield town centre opposite Ramsden House and within walking distance of the town centre bus station.

Huddersfield is a university town having a population of approximately 163,000, being the administrative centre of the Kirklees Local Authority area, in addition to the police station, the County Court, Sainsburys supermarket and being on the south-western edge of the town centre.

The town benefits from good connectivity, being accessible to the M62 at Junctions 23 and 24 in addition to having excellent train links on the transpennine express line between Leeds and Manchester.

## ACCOMMODATION

■ FIRST FLOOR 65.93m<sup>2</sup> (709ft<sup>2</sup>)

Office accommodation

## RENT

£6,000 per annum

## RATEABLE VALUE & UNIFORMED BUSINESS RATES

£TBA

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p/£ (2023/24). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

## VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

[Jonathan.wilson@bramleys.com](mailto:Jonathan.wilson@bramleys.com)

George Aspinall

[George.aspinall@bramleys.com](mailto:George.aspinall@bramleys.com)

## LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated on effective internal repairing & insuring lease terms.

## LEGAL COSTS

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

## LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

## VAT

VAT is charged on the property or rent.

**EPC ASSET RATING:** To be assessed



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

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