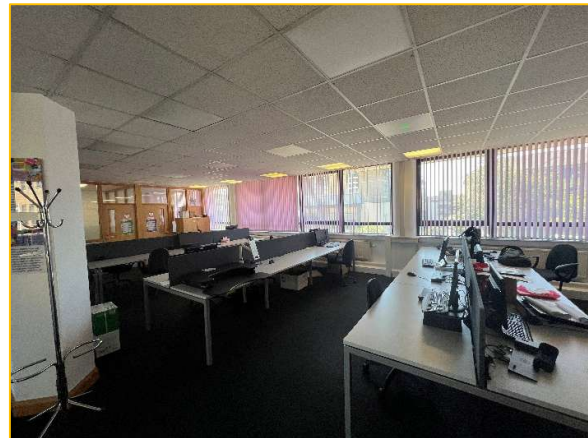
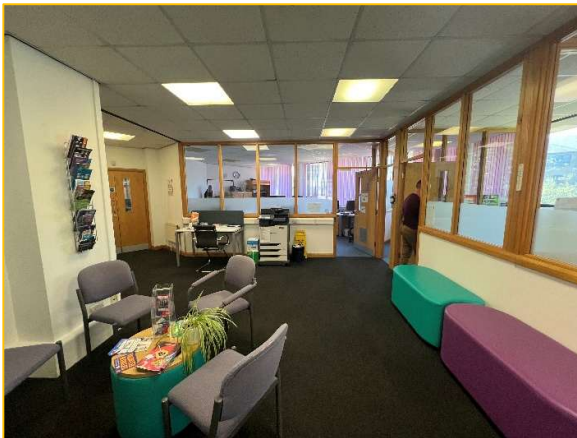


**24 High Street
Huddersfield
HD1 2LR**

**Rent
£40,000 per
annum**



GROUND & FIRST FLOOR RETAIL/OFFICE PREMISES

463.02m² (4,984ft²) – May Split

- Central location in close proximity to the town centre's bus station, Kirklees Council offices and retailers including Clintons, Costa Coffee and Specsavers.
- Large display frontage with open plan retail and office accommodation.
- Benefiting from a high volume of passing footfall.

DESCRIPTION

The property occupies part of the ground and first floor of this 5 storey town centre commercial building which is known as Norwich Union House. The accommodation has been divided to provide a mix of retail and office uses, with the subject property extending to 4,984ft².

The unit benefits from a substantial display frontage onto High Street and Market Street and will provide good quality retail/office accommodation suitable for a variety of retail and office uses, and ideal for local, regional and national occupiers benefiting from a high level of passing footfall.

The first floor consists of predominately open place office space with small partitioned offices created on the sides of the unit. The upper floor is accessible by lift and a stairwell via the main entrance to Norwich Union House. The ground floor area is accessed via its own retail frontage which also has its own stairwell to the first floor area.

LOCATION

The property is positioned at the intersection of Market Street and High street within Huddersfield town centre within walking distance of both the town centre bus and railway stations as well as Sainsburys supermarket. These services generates a significant amount of pedestrian footfall to the area. Other nearby occupiers include Clintons and Costa Coffee which are situated on New Street which runs parallel to Market Street, with a Lloyds Pharmacy positioned on the opposite side of the road and Specsavers a short distance away.

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 southwestern 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

GROUND FLOOR

Retail/Office area 86.38m² (929ft²)

FIRST FLOOR

Office area 376.64m² (4,054ft²)

RENT

£40,000 per annum.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£39,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 55.5p (2025/26).

REFERENCES

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.

VIEWING

Contact the agents.

Jonathan Wilson BSc (Hons) MRICS

Jonathan.wilson@bramleys.com

Sheraz Muhammad

sheraz.muhammad@bramleys.com

LEASE TERMS

The office suite is available for a term to be negotiated which shall be on effective full repairing and insuring terms, with the tenant being responsible for internal repairs and decorations and the landlord maintaining the exterior of the building and common areas, but recharging the cost of these by way of a service charge.

LEGAL COSTS

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

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: D (Expires April 2026)

bramleys.com/commercial

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

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Huddersfield

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