

**Unit 1 Market Avenue
Huddersfield
HD1 2BB**

**Rent:
£9,600
per annum**



RETAIL UNIT

42.1m² (452ft²)

- Prominent corner retail unit within the Market Avenue retail complex in the heart of Huddersfield town centre
- Substantial display windows and good quality open plan accommodation
- Suitable for a variety of retail units with other occupiers of the complex including hairdressers, beauticians, coffee shop and jewellers

DESCRIPTION

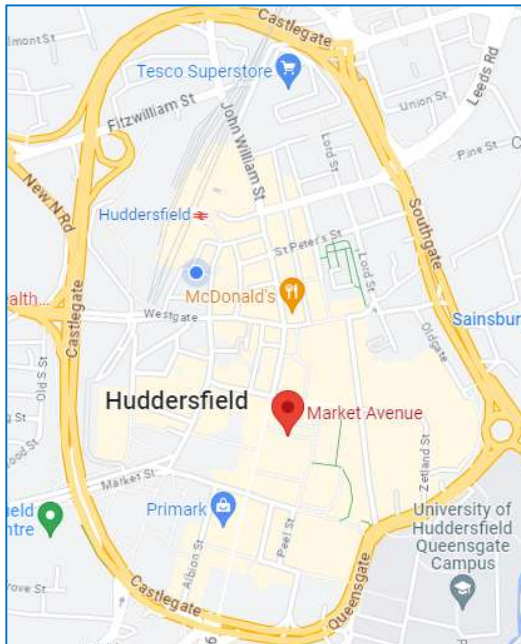
The property occupies a single ground floor retail unit which forms part of the Market Avenue retail complex in Huddersfield town centre. The unit has an extensive display frontage onto Market Avenue and provides open plan accommodation with suspended ceiling and laminate flooring.

The complex is a landmark building within the town centre and the property is immediately available for occupation.

LOCATION

The property is positioned fronting onto Victoria Lane in the centre of Huddersfield and forms part of the Market Avenue retail complex which extends between New Street and Victoria Lane. Victoria Lane attracts a high level of passing pedestrian footfall, with the property being opposite the side entrance to Boots and also being in close proximity to occupiers including Vision Express, Café Nero, HSBC Bank, B & M Bargains and Clintons Cards.

This is a good secondary retailing position within the town a short walk from the prime retail area of Kingsgate Shopping Centre and having the advantage of forming part of Market Avenue which is a well-established landmark shopping centre within the town.



ACCOMMODATION

Ground Floor Sales Area	25.8m ² (277ft ²)
First Floor Stores	16.3m ² (175ft ²)
Plus W.C.	
Total	42.1m² (452ft²)

RENT

£9,600 per annum

RATEABLE VALUE

£6,700

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/55.5p (2025/26). 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

SERVICE CHARGE

The landlord will levy a service charge to include the general upkeep of the communal areas and charge these costs back by way of a service charge, currently £2,939.13 + VAT per annum.

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.

Sheraz Muhammad
Sheraz.muhammad@bramleys.com

George Aspinall
George.aspinall@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on a full repairing and insuring terms.

LEGAL COSTS

Each party will be responsible for their own legal costs in the preparation of the lease.

VAT

Value Added Tax is chargeable on the rent stated.

EPC ASSET RATING: C.

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 in situ 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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