

bramleys

COMMERCIAL

To Let / (May Sell)

6 Cross Church Street
Huddersfield
HD1 2PT

Rent:
£10,000
per annum



RETAIL PREMISES WITH 1ST & 2ND FLOOR OFFICES/STORAGE

Ground Floor 42.79m² (461ft²)

Upper Floors 50.26m² (541ft²)

- Secondary retailing position
- Close to the Kingsgate Shopping Centre
- Good display frontage

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DESCRIPTION

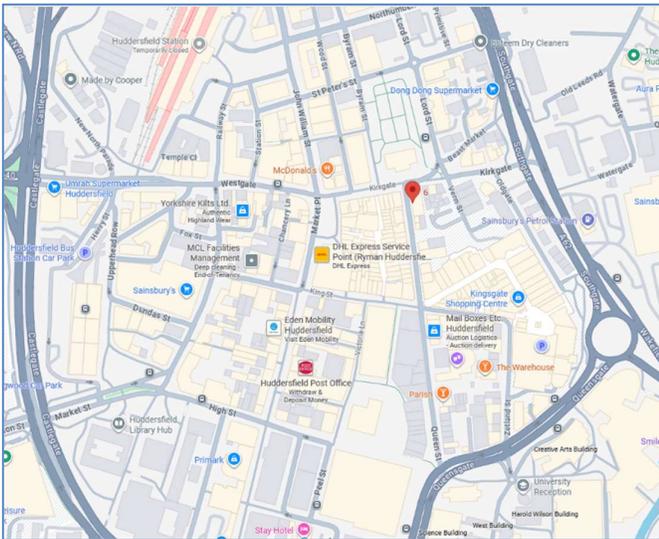
The property comprises a three storey stone built commercial property situated in a secondary retailing position within Huddersfield town centre, approximately 200 yards from the main entrance to the Kingsgate Shopping Centre.

The ground floor sales area extends to approximately 461ft², having the benefit of an aluminium shop front, good display frontage and ancillary accommodation at first and second floor levels.

The property has most recently been used as a retail unit, however would suit office of similar uses, subject to obtaining a permitted development order from the local authority.

LOCATION

The property is positioned fronting Cross Church Street in the centre of Huddersfield which attracts a high level of passing pedestrian footfall, being within 200m from Huddersfield's prime retailing area of Kingsgate Shopping Centre.



ACCOMMODATION

Ground Floor Sales Area	42.79m ² (461ft ²)
First Floor Offices/Stores	29.93m ² (322ft ²)
Second Floor Attic/Stores	20.34m ² (219ft ²)
Total	93.06m² (1,002ft²)

RENT/SALE

£10,000 per annum
£150,000

TENURE

The property is held under a long leasehold title for a term of 999 years from March 1903.

RATEABLE VALUE

£12,750

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 ingoing 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

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

Jonathan Wilson
Jonathan.wilson@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

In the event of a letting, the ingoing tenant will be responsible for the reasonable level 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: To be reassessed.

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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

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