

**98-100 NEW STREET
HUDDERSFIELD
HD1 2UD**

**Asking Rent:
£27,500
per annum**



TOWN CENTRE RETAIL PREMISES

533.3m² (5,740ft²)

Plus Ancillary Upper Floor Accommodation

71.5m² (770ft²)

- Large retail premises with open plan floor space
- Nearby occupiers include B & M Bargains and Primark
- Large display frontage

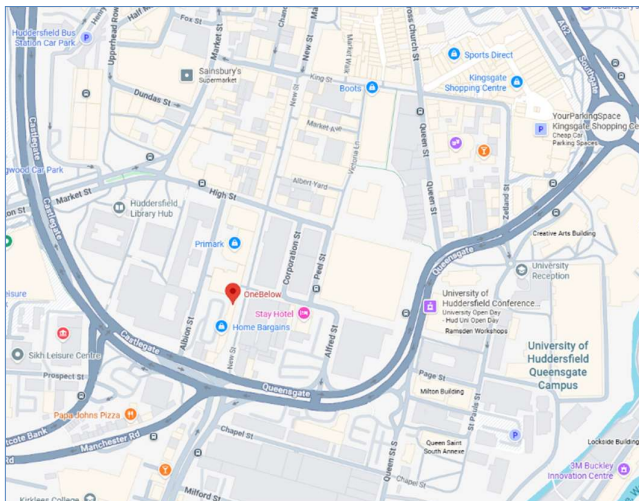
DESCRIPTION

The property occupies an inner terrace position along New Street which is regarded as one of Huddersfield's well-established retailing positions, with nearby occupiers including Primark and B & M Bargains.

The property offers accommodation over 2 levels, with the primary retailing area at ground floor level extending to 533.3m² (5,740ft²) and offering a further 71.5m² (770ft²) to the upper floors.

Huddersfield is a large market town within the local authority area of Kirklees, positioned between Leeds and Manchester. The unit is well positioned close to several large national retailers and other more local independent retailers. It is also close to the Piazza which is being re-developed by the Local Authority as part of their town centre master plan.

Huddersfield benefits from being a university town and benefits from good trade from students. The property is within close proximity to the university campus in addition to a large amount of student accommodation within the town centre.



ACCOMMODATION

GROUND FLOOR

Sales Area 533.30m² (5,740ft²)

Toilet Facilities

FIRST FLOOR

Stores 61.30m² (660ft²)

Staff Breakout Area 10.20m² (110ft²)

Total 604.80m² (6,510ft²)

ASKING RENT

£27,500 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£32,750 (Shop and Premises)

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 sole agents:-

Bramleys

Sheraz Muhammad

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Tel: 01484 530361

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews. The tenant will be responsible for internal repairs and decorations with the Landlord responsible for repairs and decorations to the exterior of the building and recharging a proportion of the costs to the tenant.

LEGAL COSTS

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

VAT

VAT is chargeable on the property or rent.

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 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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