

**Unit 14 Market Avenue  
Huddersfield  
HD1 2BB**

**Rent  
£19,500  
per annum**



## **LARGE RETAIL UNIT IN CENTRAL POSITION**

**270.22m<sup>2</sup> (2,908ft<sup>2</sup>)**

**Ground Floor Sales 144.55m<sup>2</sup> (1,556ft<sup>2</sup>)**

- Good quality open plan retail space situated in the heart of Huddersfield town centre
- Substantial display frontage onto Victoria Lane with return frontage onto Market Avenue
- Opposite the entrance to Boots and in close proximity to occupiers including Poundland, the Post Office, Vision Express, Yorkshire Building Society, Clintons Cards, Costa Coffee and Greggs

## DESCRIPTION

The accommodation occupies the ground and first floor of this 4 storey stone built commercial building with ashlar stone face and forms the eastern extreme of the Market Avenue retail complex which extends between New Street and Victoria Lane.

The property provides open plan ground floor sales accommodation extending to 144.55m<sup>2</sup> (1,556ft<sup>2</sup>) with additional sales and storage accommodation to the first floor of 125.67m<sup>2</sup> (1,352ft<sup>2</sup>).

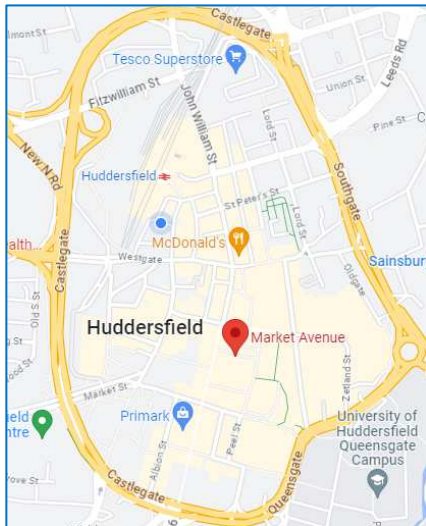
The property has the benefit of a large display frontage onto Victoria Lane in addition to a return frontage onto Market Value and having a security alarm system and internal spotlighting.

The accommodation is suitable for a variety of commercial uses, including retail or leisure, subject to planning and landlord approval.

## 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 144.55m<sup>2</sup> (1556ft<sup>2</sup>)

1<sup>st</sup> Floor Sales/Storage Area 125.67m<sup>2</sup> (1352ft<sup>2</sup>)

Plus W.C.

**Total 270.22m<sup>2</sup> (2908ft<sup>2</sup>)**

## RENT

£19,500 per annum

## RATEABLE VALUE

£16,000

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 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](http://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.

## REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. 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 J Wilson BSc(Hons) MRICS

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George Aspinall

[George.aspinall@bramleys1.co.uk](mailto:George.aspinall@bramleys1.co.uk)

## 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 top of the rent stated.

## EPC ASSET RATING: D

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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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