

To Let – Retail Premises

4,682 sq ft (401.25 sq m)

20 Cloth Hall Street, Huddersfield, HD1 2EG

- On the instructions of Santander
- Central retail location
- Available for immediate occupation

Location

The unit is situated on Cloth Hall Street in the centre of Huddersfield. Nearby retailers include Café Nero, Marks & Spencer, Natwest, TSB and Costa.

Description

The unit comprises ground floor area and further ancillary space at first floor. The unit is situated at the end of a terrace of retail units and as a result the unit benefits from a dual aspect, double glazed frontage.

Accommodation

The unit extends to the following approximate floor areas:

Ground Floor	1,277 sq ft (118.64 sq m)
Ground Floor Ancillary	900 sq ft (83.61 sq m)
First Floor Ancillary	2,142 sq ft (199.00 sq m)
TOTAL	4,682 sq ft (401.25 sq m)

Rates

Rateable Value	TBC
UBR	49.7p
Rates Payable (Per Annum)	TBC

Interested parties should verify these figures with the Local Authority.



Planning

A2/A1

Rent / Lease Terms

The property is available by way of a new sub-lease or assignment of the existing lease with expiry on 1 September 2017.

Rent

Rent on Application

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The EPC rating is 'D'. The full EPC certificate is available on request.

Viewing and further information

By appointment through Sole Agents GL Hearn.

Adam Hanline

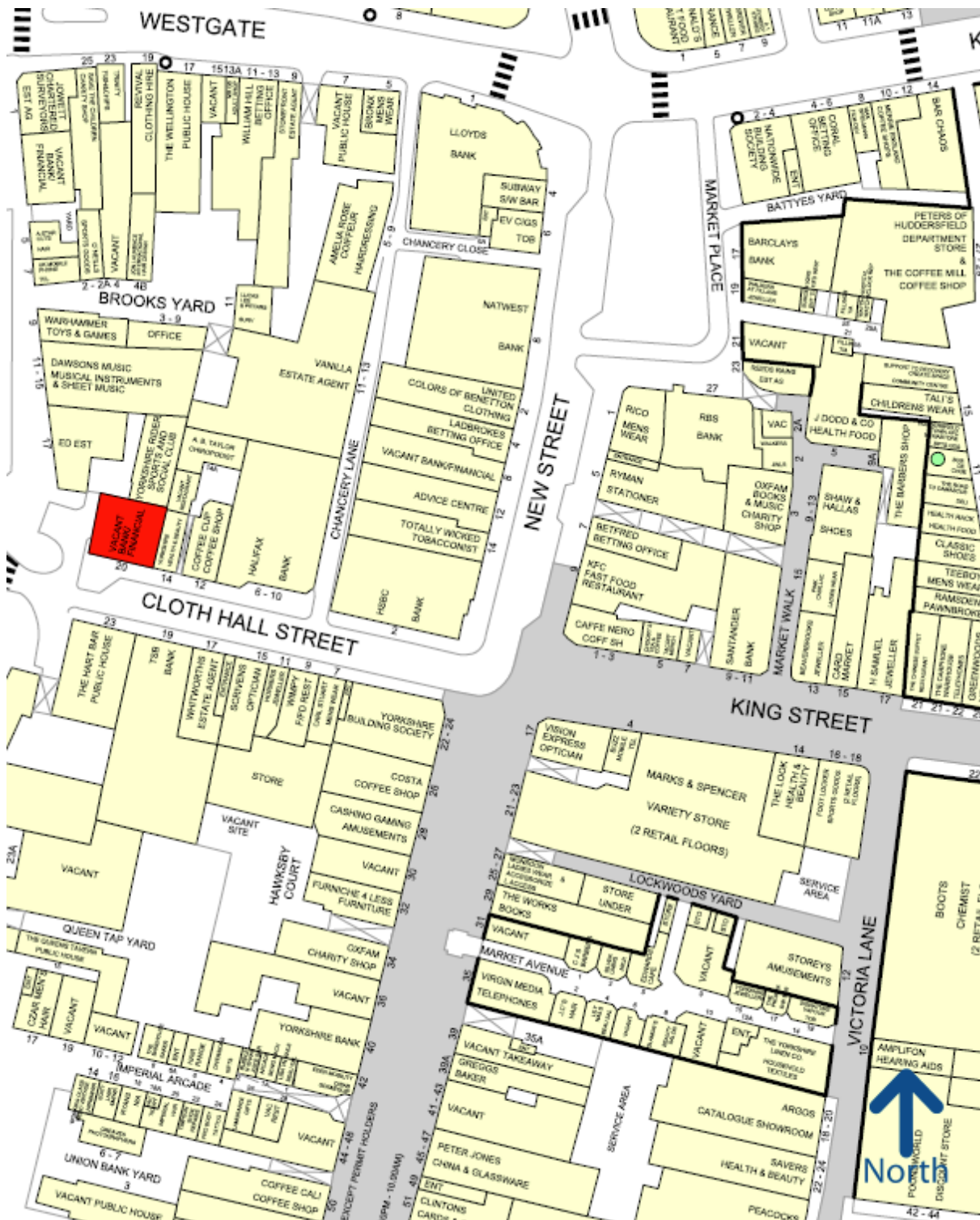
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