

# TO LET

**40 VICTORIA LANE**  
Huddersfield HD1 2SX



## **TOWN CENTRE RETAIL/OFFICE ACCOMMODATION**

80.95m<sup>2</sup> (871ft<sup>2</sup>)

### **Ancillary Accommodation**

20.90m<sup>2</sup> (225ft<sup>2</sup>)

- Situated in the centre of Huddersfield close to the Piazza Shopping Centre with nearby occupiers including Boots, WH Smith, Dorothy Perkins, Superdrug and Greggs
- Suitable for a variety of retail, office or leisure uses, subject to obtaining the relevant planning consent.

T. **01484 530361**  
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# 40 VICTORIA LANE, HUDDERSFIELD

## TOWN CENTRE RETAIL/OFFICE ACCOMMODATION

The property comprises the ground floor and mezzanine level of this three storey traditionally constructed stone built commercial building situated close to the Piazza Shopping Centre within Huddersfield town centre and within close proximity to King Street and Ramsden Street.

The accommodation provides 871ft<sup>2</sup> at ground floor level, including sales and storage, with additional accommodation at mezzanine level of 225ft<sup>2</sup>.

The property has most recently been used as a building society under Class A2 of the Town & Country Planning Use Classes Order 1987 and would suit similar professional service providers, or alternatively general retail (A1) or hot food use (A3/A4), subject to obtaining the relevant planning consent.

Nearby occupiers include Boots, Dorothy Perkins, Superdrug and Greggs.

### ACCOMMODATION

GROUND FLOOR 80.95m<sup>2</sup> (871ft<sup>2</sup>)  
Including:  
Sales and Storage facilities

MEZZANINE FLOOR 20.90m<sup>2</sup> (225ft<sup>2</sup>)  
Including:  
Storage facilities

### RENT

£20,000 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£16,250

This will be charged back by the local Rating Office at the Uniform Business Rate of 47.9p (2017/18).

### 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.

### LEASE TERMS

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

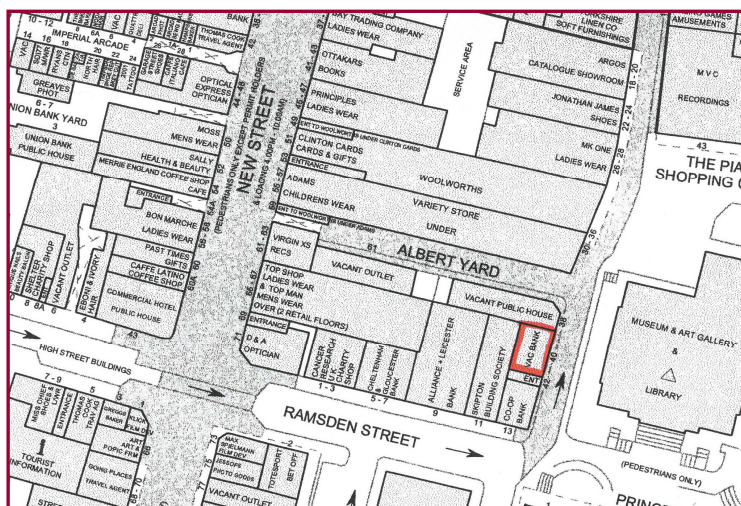
### LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal 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: E



### 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

## CONTACT

### BRAMLEYS

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