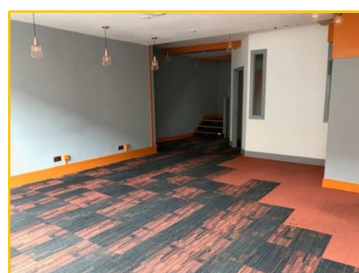
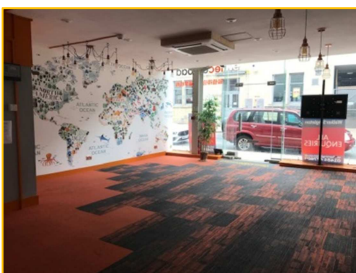


**8 Cross Church Street
Huddersfield
HD1 2PT**

**Rent £20,000
per annum**



TOWN CENTRE 3 STOREY RETAIL/OFFICE ACCOMMODATION

110.25m² (1,185ft²)

- Situated close to the Kingsgate Shopping Centre
- Secondary retailing position
- Well-presented retail/office accommodation.

DESCRIPTION

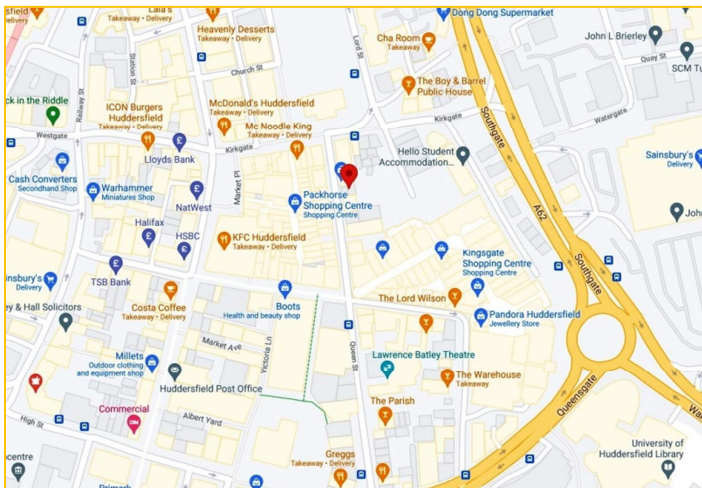
The property comprises three storey retail / office accommodation extending to approximately 110.25m² (1,185ft²) offered to let by the way of an assignment.

The property is located within a good secondary retail position close to the Kingsgate Shopping Centre and has the ability to be used for a variety of retail purposes. It would also be suitable for a professional and financial services occupier, or alternatively other business uses subject to obtaining the correct planning consent.

LOCATION

This location benefits from a high level of passing footfall from consumers using the road to connect from Kirkgate, to the main entrance of the Kingsgate Shopping Centre. Cross Church Street leads into Queen Street which leads towards the main Campus of Huddersfield University.

Huddersfield is a university town with the university having enrolment of approximately 20,000 students, many of which have residence in the town centre. The town has a residential population of approximately 163,000 and is within the Kirklees Local Authority area.



ACCOMMODATION

BASEMENT STORES

GROUND FLOOR 50.47m² (543ft²)

FIRST FLOOR 25.15m² (270ft²)

SECOND FLOOR 34.63m² (372ft²)

TOTAL 110.25m² (1,185ft²)

RENT

£20,000 per annum

RATEABLE VALUE

£15,500

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p (2021/22). 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 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
Jonathan.wilson@bramleys1.co.uk

Jonathan Uttley
Jonathan.uttley@bramleys1.co.uk

LEASE TERMS

The property is offered by way of an assignment of an existing lease dated 19th September 2018. The lease is for a term expiring 2nd February 2022. The Landlord will negotiate the surrender and grant of a new lease.

LEGAL COSTS

The ingoing 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: D

SERVICES

The property has mains water, electricity and sewer drainage.

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

14 St Georges Square

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