



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET/may split**

**TOWN CENTRE  
SHOWROOM/RETAIL OR  
RESTAURANT (STP) PREMISES**

**14 HIGH STREET, HUDDERSFIELD, HD1 2HA**

359 m<sup>2</sup> (3,862 sq ft) – will split



- Large showroom/retail unit with significant frontage to High Street
- Conveniently located between Huddersfield bus station and prime retail area
- Immediately available for occupation on flexible terms and potentially suitable for alternative uses including restaurant/leisure (STP)

**0113 2348999**

## Location

The property is prominently located fronting High Street close to its junction with Market Street and almost opposite Albion Street. The property is within a very short distance of the pedestrianised New Street and near Market Street.

The main Huddersfield bus station is within 100 metres to the west and the railway station is a short distance to the north. Huddersfield Civic Centre including offices and the Courts are situated opposite the property.

The property has previously been used as retail premises selling outdoor clothing and footwear. Other nearby occupiers including Jark Recruitment, Ryans confectioners/newsagents, Connexions and Lloyds Pharmacy.

## Description

The property comprises the ground floor of a multi storey office building together with mezzanine level toilets and kitchen/canteen. The premises have a metal and glazed shop front incorporating recessed sliding electric doors.

## Accommodation

Showroom/sales area with frontage to High Street  
Frontage approximately 16.8m (55' 2")

Ground floor 348 m<sup>2</sup> (3,747 sq ft)

The showroom/sales area has a lay-in grid suspended ceiling incorporating feature lighting and 4 air conditioning cassette units. In addition there is a Warmco hot air blower fitted at the rear of the unit.

Mezzanine area 11 m<sup>2</sup> (116 sq ft)

Mezzanine incorporates ladies and gents toilet facilities together with a small kitchen/canteen area.

**Gross Internal Floor Area\*** 359 m<sup>2</sup> (3,862 sq ft)

\*The landlords are willing to consider splitting the premises.

## Services

We are advised the premises benefit from mains water, sewer drainage and electricity along with individual appliances including lighting and heating. However no tests have been carried out on any of the appliances or services and therefore we are unable to comment as to their condition or capacity.

## Rating

We understand from the valuation office website the property is rated on the following basis:-

Shop & premises	RV	£59,500
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The National Uniform Business Rate for 2013/14 is 47.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants and purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees Metropolitan District Council Tel: 01484 221000.

## Energy Performance Certificate



## Lease Terms

The premises are made available by way of a new full repairing and insuring lease for a term to be agreed. The previous passing rent was just below £60,000 per annum and the guide rent has now been **significantly reduced to only £39,500 per annum exclusive.**

## Service Charge

The lease will be plus the site service charge relating to maintenance and upkeep of common areas, external repairs, management/administration, etc.

## VAT

The rent is quoted exclusive of VAT.

## Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable costs.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Richard Barker

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)

**Our Ref: 1442/A/RB**  
**February 2014**

**Subject to Contract**



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**0113 2348999**  
**www.michaelsteel.co.uk**

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.