



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

GROUND FLOOR TOWN CENTRE COMMERCIAL PREMISES

**22 JOHN WILLIAM STREET,
HUDDERSFIELD, HD1 1BG**

118.8m² (1,279 sq ft)



- Ground floor of attractive multi-storey Grade II Listed town centre building
- Prominent position
- Near to Huddersfield railway station
- Nearby occupiers include JD Wetherspoons, Nandos, Ice Stone Gelato, Lloyds Bank & Heavenly Delights Desert Bar

0113 2348999

Location

The property located within Huddersfield town centre close to the junction of John William Street, Westgate and Kirkgate. This is a prominent position within the town centre close to JD Wetherspoons, Nando's and Ice Stone Gelato. Other nearby occupiers Lloyds Bank and Heavenly Delights Desert Bar.

This location is within a short walk of Huddersfield train and bus stations and the Kingsgate Shopping Centre which is a primary shopping area. It is also within close proximity to the University of Huddersfield which has an enrolment of approximately 20,000 students. The town has a residential population of approximately 163,000 and is within the Kirklees Local Authority area. The town benefits from good connectivity, being accessible to the M62 at Junctions 23 and 24.



Description

The available premises occupy the ground floor of this 4 storey stone built Grade 2 Listed building situated in a prominent corner position along John William Street within Huddersfield town centre.

The premises have for a number of years been occupied by the same financial advising business and provide ground floor office and showroom accommodation extending to 118.8m² (1,279ft²).

The premises provide versatile accommodation suitable for ongoing use by businesses within the professional service sectors, and also suitable for conversion to retail, restaurant or coffee shop uses, subject to confirmation of approval under revised planning.

Accommodation

GROUND FLOOR 118.80m² (1,79ft²)
Includng:
Entrance
Open Plan Reception
4 Partitioned Offices & Stores

BASEMENT 24.83m² (267ft²)
Stores
Office
Staff Facilities

Rent

£20,000 per annum.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£25,000

Uniform Business Rate of 51.2p/£ (2020/21).

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

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 effective full repairing and insuring terms.

VAT

All rents are quoted exclusive of VAT and to be charged at the appropriate rate if applicable.

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
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Bramleys
Jonathan Wilson

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Our Ref: 2218/A/S
November 2020

Subject to Contract



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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.