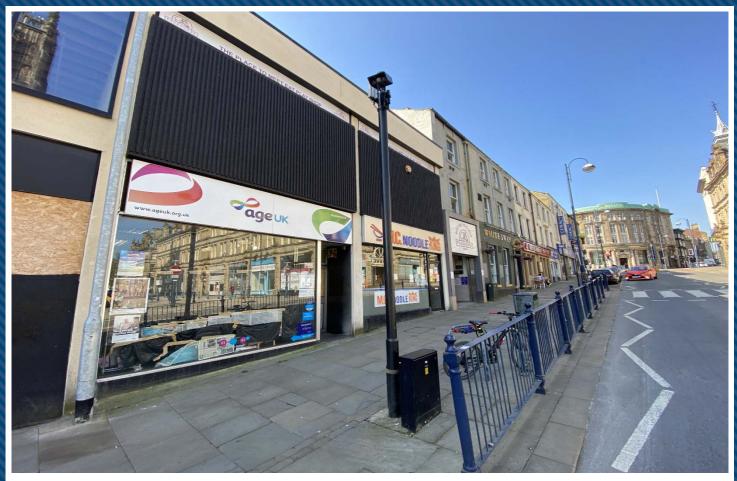
PRIME SHOP TO LET





18 KIRKGATE, PACKHORSE CENTRE, HUDDERSFIELD HD1 1QH

LOCATION / SITUATION

The property is situated on the north side of the Packhorse Shopping Centre fronting Kirkgate. Nearby occupiers include McDonalds, Nationwide, Barclays, Max Spielmann and Coral amongst a number of independent retailers.

DESCRIPTION

A ground floor shop with basement and first floor storage and staff accommodation.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	4.77m	15′8″
Internal Width	4.85m	15′11″
Shop Depth	17.59m	57′9″
GF Sales	73.38 sq.m	789 sq.ft
Basement Ancillary	63.64 sq.m	685 sq.ft
First Floor Ancillary	66.05 sq.m	711 sq.ft

LEASE TERMS

The shop is available by way of an assignment of the existing lease, grant of a new lease or sublease, with the current lease expiring on 26th February 2025 on an effective full repairing and insuring basis.

RENTAL

£24,000 per annum exclusive of VAT.

RATES

We understand the property is assessed as follows:-

Rateable Value £ 23,000 Rates Payable £ 11,477 (approx.)

We understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment

LEGAL COSTS / VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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> Subject to Contract Apr 2021

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have provided to the processing of the continued availability of the property is in any way or for any purpose hatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor warrow the vendor loss to be, or come, under any liability or claim in the spect of their scored by any purpose the evendor does not intended to be relied upon in any way or for any purpose patient and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor varies the vendor loss on give nor does any Partner or employee of frackenridge Hanson Tate have any authority to reader only are representation or warranting whatsoever as ergards the property should satisfy hinself by inspection or otherwise as to the correctness of each statement contained in these particulars. These particulars do not form parts do any contract and, formation or expression of upointons to a prospective purchaser, whether or all or in writing, such information or expression of upoint on the trades as particulars. These particulars do not form parts and any further the trade tas given on the satisfies the property and or any contract and, the satisfies the properties of the properties of the satisfies the other satisfies the properties of any contract and, the satisfies the satisfies the properties of the satisfies the other satisfies the properties of the proper