

# RETAIL PREMISES TO LET



## RETAIL PREMISES AT LEEDS ROAD, HUDDERSFIELD, HD1 6NW

### LOCATION

The property is located just off the Leeds Road (A62) which forms one of the main arterial routes into the town centre off the Huddersfield ring road. The town centre is located approximately ½ mile south west of the property.

The unit is situated on a prominent retail/leisure complex occupied by Travelodge, Costa Coffee and the Yorkshire Rose pub. Great Northern Retail Park is close by with occupiers including Currys, TK Maxx, Next, Sports Direct and Pets at Home.

### DESCRIPTION

The property comprises a ground floor open plan retail unit which forms part of the four storey hotel building currently occupied by Travelodge.

The unit is double fronted with an access door to the rear and internally is in shell condition ready for tenant fit out.

There is significant car parking to both the front and rear of the property.

The property is suitable for a wide variety of uses subject to planning.

### ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Net Internal Floor Area of **200.23 sq.m. (2,155 sq.ft)**.

### LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENTAL

Offers in the region of **£21,500 per annum exclusive**.

### RATES

The property will require assessment for Business Rates purposes.

### ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

### 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  
Dec 2022

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