

SHOP UNIT TO LET

HUDDERSFIELD - 103 New Street, HD1 2TW

**Mason
Partners**



Location

The property is located prominently on New Street in close proximity to adjacent multiples including Home Bargain and One Below.

Accommodation

	GIA	
	Sq m	Sq ft
Basement	487.74	5,250
Lower GF	720	7,750
Upper GF	1,870	20,130
First Floor	2,069.53	22,276.21
Mezzanine	147.18	1,584.23
Second Floor	1,402.47	15,096.05
		92,339

Accommodation can be split to suit requirements

Tenure

Available by way of a new lease.

Consideration could be given to a freehold disposal.

Rent

Please contact Agent.

Rating Assessment

Rateable Value £187,000
Estimated Rates Payable £95,744

Interested parties are advised to make their own enquiries with the local council to verify this information.

EPC

Available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all purchasers. Prospective purchasers / parties will need to provide proof of identity and residence.

Viewing

Mathew Green 07774 725095
Lee Quinn 07788 188731

mathewgreen@masonpartners.com
leequinn@masonpartners.com

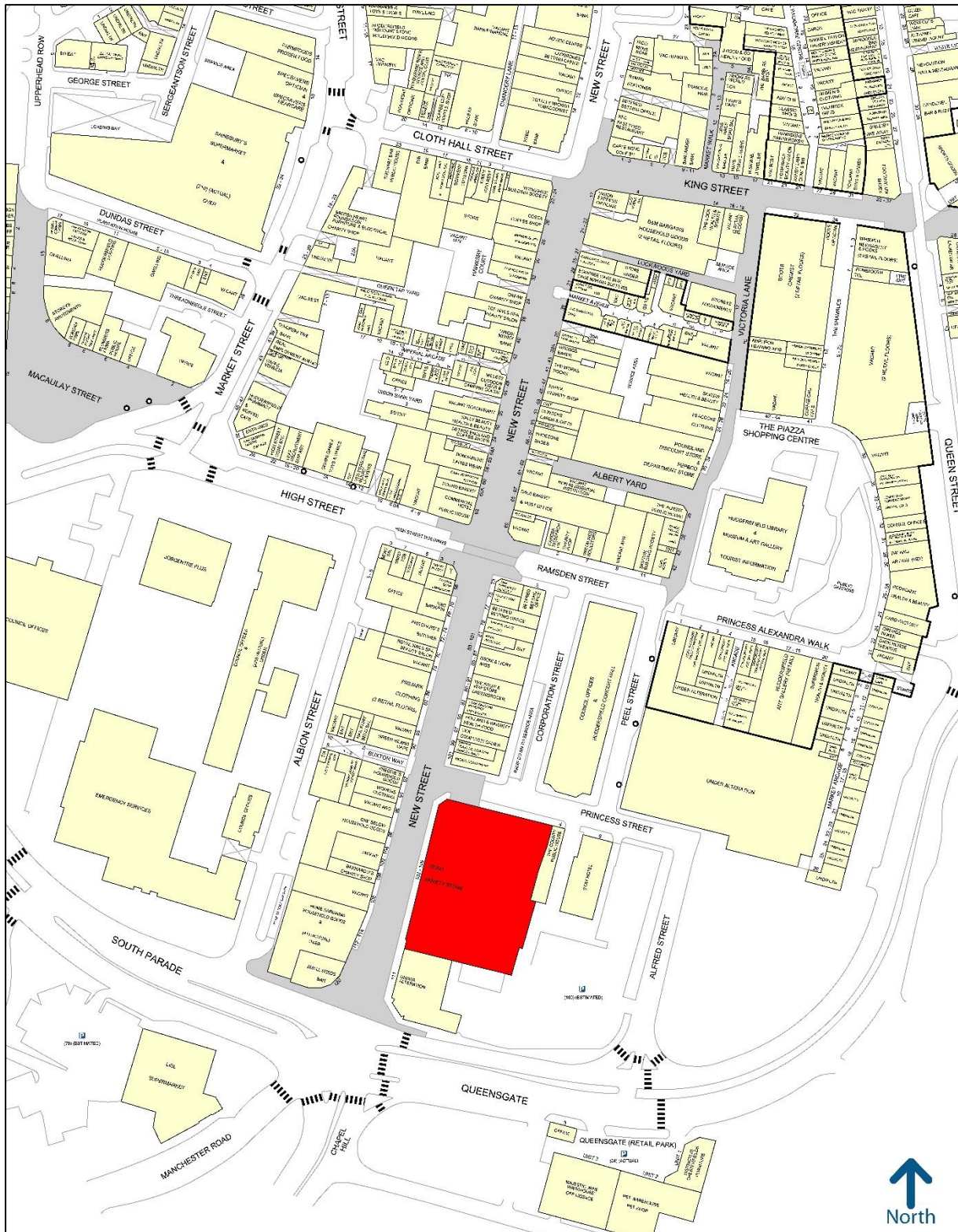
0151 227 1008

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