

SHOP TO LET



**54 NEW STREET
HUDDERSFIELD
HD1 2BW**

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Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

54 New Street, Huddersfield

LOCATION:

The property is located on the pedestrianised section of New Street in Huddersfield. New Street forms part of the principle shopping area of the town where a number of national occupiers are represented including Bon Marche, Skipton Building Society, Go Outdoors, Shoe Zone, Scrivens and Greggs.

ACCOMMODATION:

The accommodation with the following approximate areas is:-

Ground Floor Sales	1,095 sq ft	101.7 sqm
Basement Kitchen	308 sq ft	28.6 sqm
Toilets		

LEASE TERMS:

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

RENT:

Rental offers in the region of £30,000 per annum are invited.

RATES:

Rateable Value	£17,250
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VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

Merrie England
54 New Street
HUDDERSFIELD
HD1 2BW

Energy rating
B

Valid until: 4 December 2032

Certificate number: 9226-9901-8434-4105-6897

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

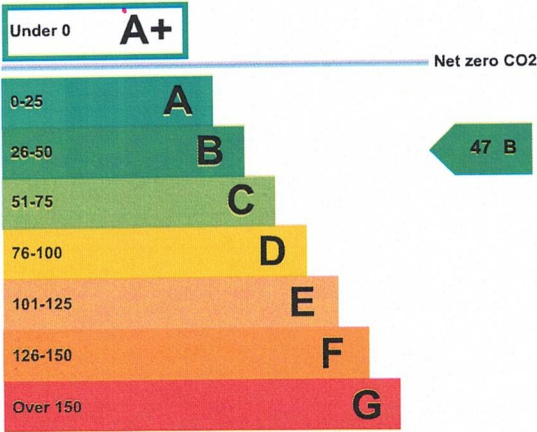
167 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.