

Norwich Union House

24 High Street, Huddersfield, HD1 2LR

RETAIL UNIT TO LET

86.38 SQ M (929 SQ FT)



RETAIL UNIT TO LET
£14,000 PER ANNUM

Bradley Hall

DESCRIPTION

The subject property comprises a ground floor retail unit forming part of a larger, multi-storey office building of concrete frame construction with glazed and stone-clad elevations. The unit benefits from a prominent corner position with return frontage to both High Street and the adjoining Market Street.

Internally, the accommodation provides an open-plan retail or reception area with full-height glazed display windows to two elevations, enhancing natural light and creating an attractive trading environment. The unit also includes partitioned office space, a reception counter, and ancillary areas suitable for storage or staff use. The specification includes suspended ceilings with inset lighting, carpeted floors, and perimeter radiators.

KEY SPECIFICATION

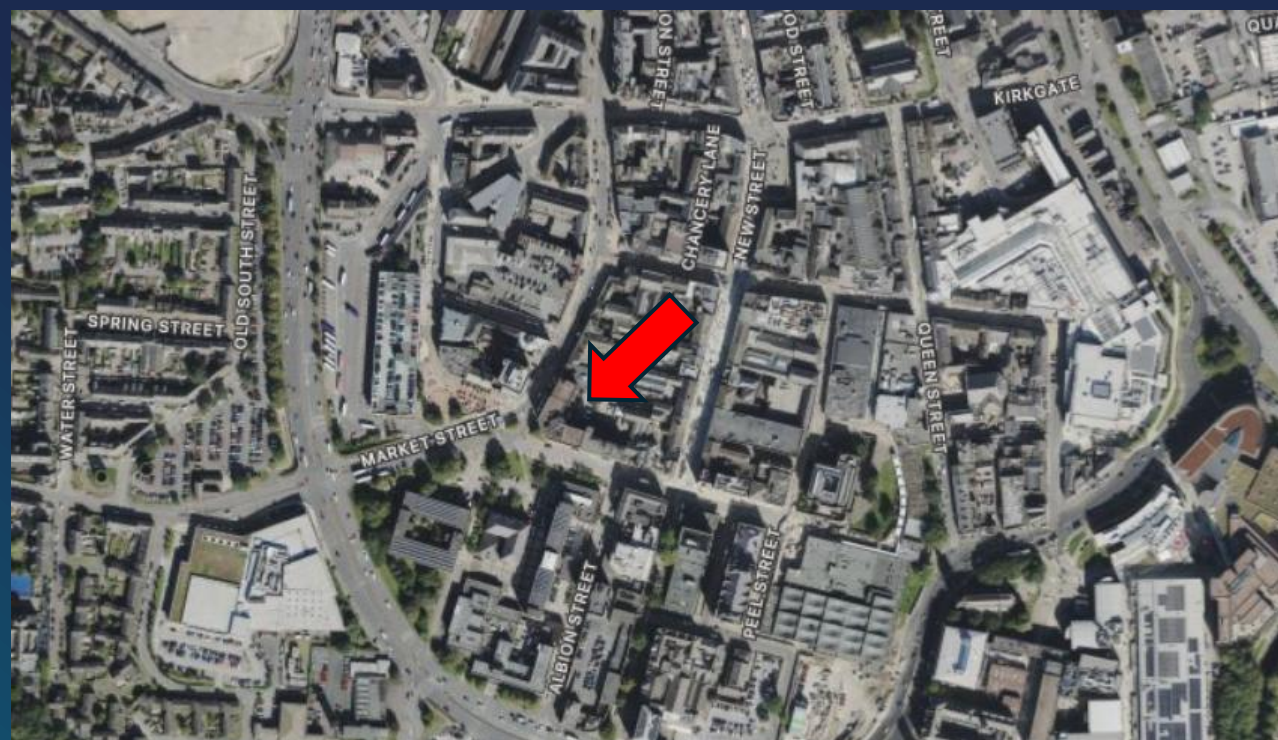
- Prime retail pitch
- Prominent position in Huddersfield town centre
- Returned Frontage
- High footfall location
- Size: 86.38 Sq M (929 Sq Ft)

USE

Retail within use class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

EPC RATING

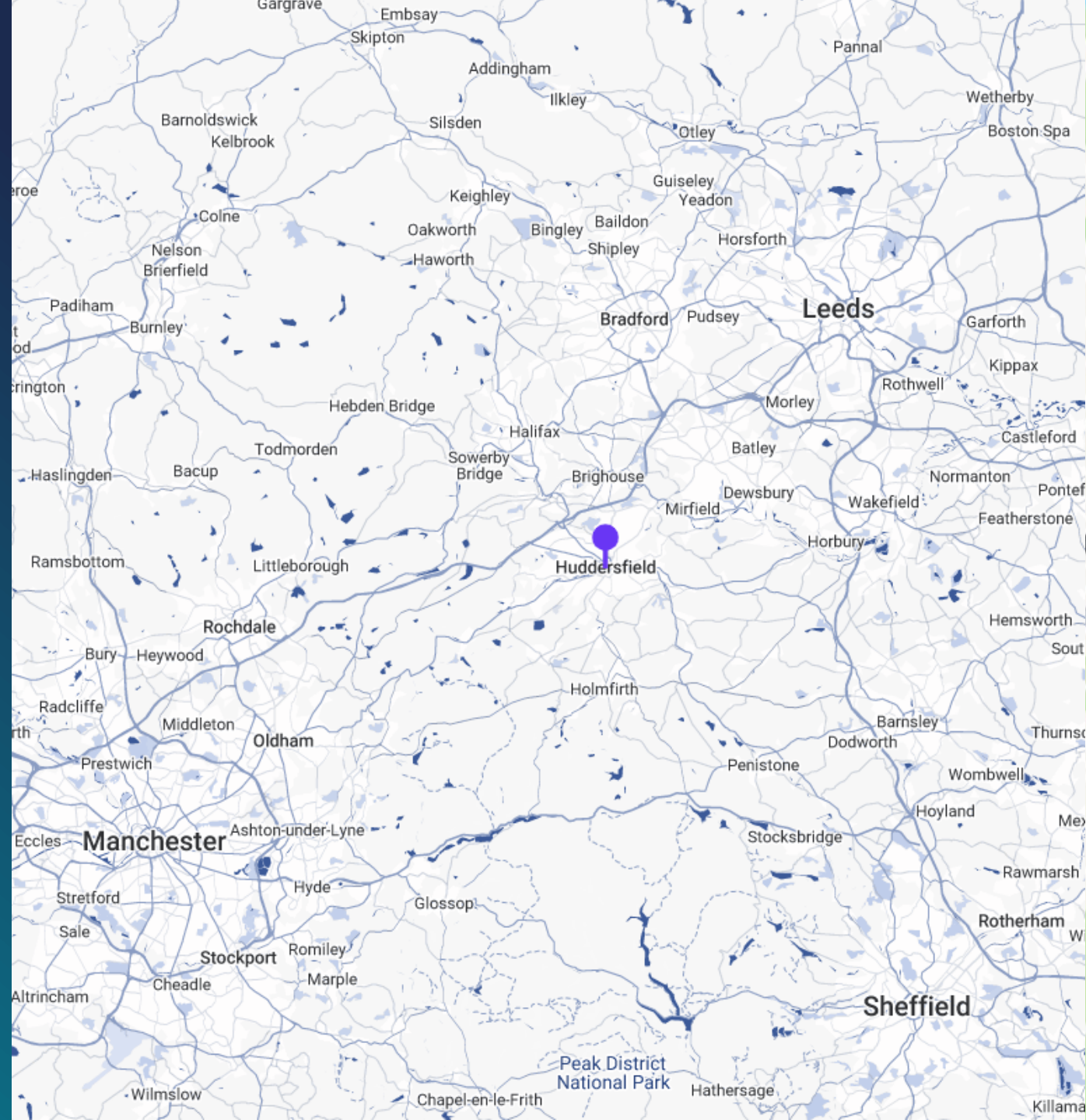
EPC Rating D



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground floor retail	86.38	929
TOTAL	86.38	929

LOCATION

The retail unit is prominently located on the ground floor of Norwich Union House, 24 High Street, occupying a central position within Huddersfield town centre. The surrounding area comprises a mix of commercial, retail, and leisure occupiers including Sainsburys, Primark and Eaton Smith Solicitors. The property benefits from excellent transport connectivity, with Huddersfield Railway Station situated within close proximity, offering regular services to Leeds, Manchester, and other key regional centres. In addition, the A62 and A640 provide convenient access to the M62 motorway, facilitating efficient road links across the wider region. Overall, the location affords a highly accessible and desirable position within Huddersfield's principal commercial core.



TERMS

The property is available To Let on a new lease for a term of years to be agreed.

VAT

The rent is quoted exclusive of any VAT that may be payable.

SERVICE CHARGE

Service charge is applicable, please enquire for further details.

RATING

Rates are to be reassessed.

VIEWING

For all enquiries and viewing arrangements please contact the sole letting agent.

CONTACT

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