

## 100 Leeds Road

Huddersfield, West Yorkshire, HD1 6NN



**Size: 5,271 ft<sup>2</sup> (489.68 m<sup>2</sup>)**

**Rent: £30,000 per annum exclusive**

**Retail showroom fronting  
exceptionally busy A62**

- Rateable Value: £17,250 Rateable Value
- EPC Rating: D (86)
- Sat Nav Postcode: HD1 6NN
- Suitable for a variety of retail/restaurant/bar/office uses subject to planning
- Leeds Road (A62) Corridor frontage
- Secure car parking to rear

**T. 01484 240 220**

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## Planning

Falling within Class E of the Town & Country Planning (Use Classes) Order 1987, as amended.



## Location

The property is located in a prominent corner position at the junction of Leeds Road with Thistle Street, having an extensive frontage to the exceptionally busy Leeds Road Corridor (A62), adjacent to Sandal BMW, opposite Costa Coffee, and in close proximity to the retail parks.

## Description

The property comprises a former public house converted to a retail showroom of two storey stone construction with basement and attic stores, beneath a pitched slate roofs.

Internally, the ground and first floors provide open plan retail accommodation, with extensive frontage to the exceptionally busy A62 Leeds Road.

All mains services are available, including central heating radiators and boiler.

Externally, there is a large surfaced and secure yard providing parking for up to 6/8 cars accessible from Thistle Street.

## Accommodation

Floor	Description	Approx ft <sup>2</sup> (m <sup>2</sup> )
Ground	Sales	1,792 ft <sup>2</sup> (166.48 m <sup>2</sup> )
First	Sales	1,920 ft <sup>2</sup> (178.37 m <sup>2</sup> )
Attic	Stores	576 ft <sup>2</sup> (53.51 m <sup>2</sup> )
Basement	Stores	983 ft <sup>2</sup> (91.32 m <sup>2</sup> )
<b>TOTAL</b>		<b>5,271 ft<sup>2</sup> (489.68 m<sup>2</sup>)</b>

## Terms

Leasehold: £30,000 per annum exclusive

Available on a new tenants full repairing and insuring lease in increments of 5 years, with 5 yearly rent reviews, where applicable.

## Rateable Value

Shop and premises £17,250RV  
The Small Business Uniform Business Rate for 2022/2023 is 49.9 pence in the £.

## EPC Rating

The EPC rating for this property is: D (86)

## VAT Status

Rent is quoted exclusive of VAT, if applicable.

## Legal Costs

The tenant is to pay both parties legal costs incurred in the transaction.

## Viewings

By prior appointment, contact:  
Jason Metcalfe  
Email: [jason@metcalfecommercial.co.uk](mailto:jason@metcalfecommercial.co.uk)

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