

TO LET

FIRST FLOOR, 39A NEW STREET
Huddersfield HD1 2BQ



UPPER FLOOR FORMER RESTAURANT PREMISES

247.6m² (2,665ft²)

- Suitable for alternative uses subject to planning
- Town Centre location with close proximity to Huddersfield University and the bars and restaurants concentrated around King Street
- Nearby occupiers include Monsoon, Virgin Media, Waterstones, Clinton Cards and M&S

T. **01484 530361**
www.bramleys.com

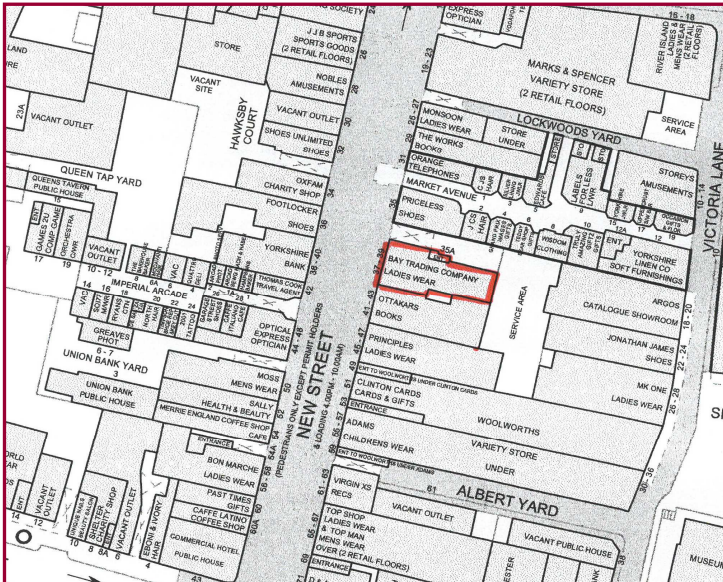
FIRST FLOOR, 39A NEW STREET

HUDDERSFIELD, HD1 2BQ

The property comprises the upper floors of this two storey stone built town centre building which has most recently been occupied by a restaurant providing reception, seating area and commercial kitchen at first floor level with staff and preparation areas to the second floor.

The property occupies a prominent trading position on the pedestrianized New Street in the heart of Huddersfield Town Centre with nearby occupiers including Virgin Media, Waterstones, Clinton Cards and M&S. It is also positioned within close proximity to Huddersfield University and the main nightlife area of Huddersfield which is concentrated around King Street and Cross Church Street which is a short distance to the north east of the property.

The accommodation extends to 2665ft² has a self-contained entrance to the side of the building and would be suitable for the continuation of the previous use as restaurant purposes or alternative office or leisure uses subject to obtaining relevant planning consents.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

ACCOMMODATION

GROUND FLOOR
Entrance lobby

FIRST FLOOR 181.1m² (1,949ft²)
Including:
Reception
Seating area
Commercial Kitchen
Plus male and female W.C.

SECOND FLOOR 66.5m² (716ft²)
Including
Stores and preparation areas

TOTAL 247.58m² (2,665ft²)

RENT
£14,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£17,750

This will be charged back by the local Rating Office at the Uniform Business Rate of 47.9p (2017/18).

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan Wilson – 01484 558183

jonathanwilson@bramleys1.co.uk

Simon Dalingwater – 01132 395777

simon@adairpaxton.co.uk

LEASE TERMS

The property is offered by way of a new lease for a minimum term of 3 years on an effective full repairing and insuring basis.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT is not applicable

EPC ASSET RATING: D

CONTACT

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