

## HUDDERSFIELD

UNIT 12 THE SHAMBLES

## THE PIAZZA SHOPPING CENTRE

SMALL PRIME RETAIL UNIT TO LET

AWAITING PHOTOGRAPH

### LOCATION

The premises are situated in a prominent location within the Piazza Shopping Centre where nearby retailers include **Boots, BHS, WH Smiths, Peacocks** and **Mothercare**.

### ACCOMMODATION

The premises are arranged over ground and basement levels and provide the following net internal floor areas:

Ground Floor Sales	828 sq ft	76.9 sq m
Basement Storage	564 sq ft	52.4 sq m

### LEASE

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

### RENT

Offers are invited in the region of £30,000 per annum exclusive.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

### BUSINESS RATES

Rateable Value	£28,500
UBR	0.414
Rates Payable 2009/2010	£11,799

Prospective tenants are advised to make their own enquiries with the Local Rating Authority (Kirklees Council - 01484 221000).

### VIEWING

Viewing is strictly by prior appointment with Central Retail - 0113 2448668.

Contact: David Rawstron (david@central-retail.co.uk)

Or our joint agents, Jackson Criss - 0207 6377100

### SUBJECT TO CONTRACT



Huddersfield



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