

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 | 0.485 |
| Rates Payable 2009/2010 | £13,822 |

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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