

## HUDDERSFIELD THE PIAZZA SHOPPING CENTRE UNIT 21 PRINCESS ALEXANDRA WALK



### LOCATION

The premises are situated in a prominent corner location on Princess Alexandra Walk the main pedestrianised link from King Street to the Piazza Shopping Centre. Nearby retailers include **Marks and Spencer**, **BHS**, **Superdrug**, **Greggs**, **Card Factory**, **Toymaster** and **Grainger Games**.

### ACCOMODATION

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

Internal width	14 ft 10 in	4.52 m
Shop depth	34 ft 4 in	10.45 m
Ground floor sales	479 sq ft	44.5 sq m
Basement storage	593 sq ft	55.0 sq m

### LEASE

The unit is available on 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

£29,500 per annum exclusive.

### LEGAL COSTS

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

### BUSINESS RATES

The rateable value for the premises is yet to be assessed. However we estimate the rates payable for the property should be in the region of £12,500 per annum.

Prospective tenants are requested to make their own enquires with the local rating authority (Kirklees Council 01484 221 000).

### VIEWING

Further information strictly through joint agents Central Retail (see below) or Jackson Criss (0207 637 7100).

Contact:- David Rawstron – 0113 2448668  
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### SUBJECT TO CONTRACT



Huddersfield



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CHARTERED SURVEYORS

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