

HUDDERSFIELD

29/30 PRINCESS ALEXANDRA WALK

THE PIAZZA SHOPPING CENTRE

PRIME RETAIL UNIT TO LET



LOCATION

The premises are situated in a prominent location within the Piazza Shopping Centre where nearby retailers include **BHS, Peacocks, Mothercare, Clarks, Thorntons** and **Marks & Spencers**.

ACCOMMODATION

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

Ground Floor Sales	1,893 sq ft	175.8 sq m
Basement Storage	684 sq ft	63.5 sq m

LEASE

The unit is available by way of a new effectively full repairing and insuring lease for a term of 15 years, subject to 5 yearly upward only rent reviews.

RENT

Offers invited in the region of £70,000 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	£90,500
UBR	0.414
Rates Payable 2009/2010	£37,467

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 637 7100

SUBJECT TO CONTRACT



Huddersfield



goad For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
© 2007 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2007. Licence number PU 100017316.
For full terms & copyright conditions visit www.goadplans.co.uk



Central Retail, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Central Retail cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Central Retail has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Central Retail will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.