

## HUDDERSFIELD

### 36 Princess Alexandra Walk Piazza Shopping Centre

#### Prime Retail Unit to Let

AWAITING PHOTOGRAPH

#### LOCATION

The premises are situated in a prominent location within the Piazza Shopping Centre close to **BHS, Peacocks, Clarks, Thornton's** and **WH Smith**.

#### ACCOMODATION

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

Ground floor sales	3,330 sq ft	309.06 sq m
Basement ancillary	1,983 sq ft	184.02 sq m
First floor and ancillary	1,696 sq ft	157.05 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 £85,000 per annum exclusive.

#### TERMS

An incentive package is available to an ingoing tenant commensurate with the length of lease agreed and tenant covenant status.

#### LEGAL COSTS

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

#### BUSINESS RATES

Rateable Value	£128,000
UBR	0.414

Rates Payable (2010/2011)	£52,992
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Prospective tenants are advised to make their own enquiries with the local rating authority (Kirklees Council - 01484 221 000) to verify these figures.

#### VIEWING

Strictly via prior appointment with Central Retail - 0113 244 8668.

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

Or alternatively, our join agent Jackson Criss - 0207 637 7100

#### SUBJECT TO CONTRACT



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