

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



Huddersfield



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