



**NEWS WEBSTER**  
PROPERTY CONSULTANTS

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## HUDDERSFIELD 14 MARKET STREET

## TOWN CENTRE UNIT SUITABLE FOR A VARIETY OF USES

### LOCATION

Huddersfield is the principal town in the Kirklees region and the 10<sup>th</sup> largest town in the UK, located in the heart of West Yorkshire with a population of approximately 272,000 people. The town bridges the gap between Leeds and Manchester, tapping into a catchment in excess of 2 million, and is home to Huddersfield University which has in excess of 24,000 students.

The subject property is in a prominent position on Market Street at its junction with Cloth Hall Street, adjacent to **Specsavers** and **Sainsburys**. The town's bus and railway stations are a short walk away and there's both on and off-street parking (over 650 spaces) in the immediate vicinity

### ACCOMMODATION

Internal width :	46' 5"	(14.15 m)
Built depth :	139' 8"	(42.57m)
Ground floor :	6,113 sq ft	(567.87 sq m)
First floor :	3,452 sq ft	(320.70 sq m)

### RENT

£65,000 per annum exclusive of VAT.

### TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

### BUSINESS RATES

Rateable Value : £37,500

Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority.

### ENERGY PERFORMANCE CERTIFICATE

Details available on request.

### LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own costs incurred in any transaction.

### VAT

All prices/ rents are quoted exclusive of VAT

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, potential tenants will be required to provide proof of identity once terms have been agreed.

### VIEWING & FURTHER INFORMATION

Please contact **Newns Webster** on 0113 413 0117

### SUBJECT TO CONTRACT

Details prepared August 2023

Contact:

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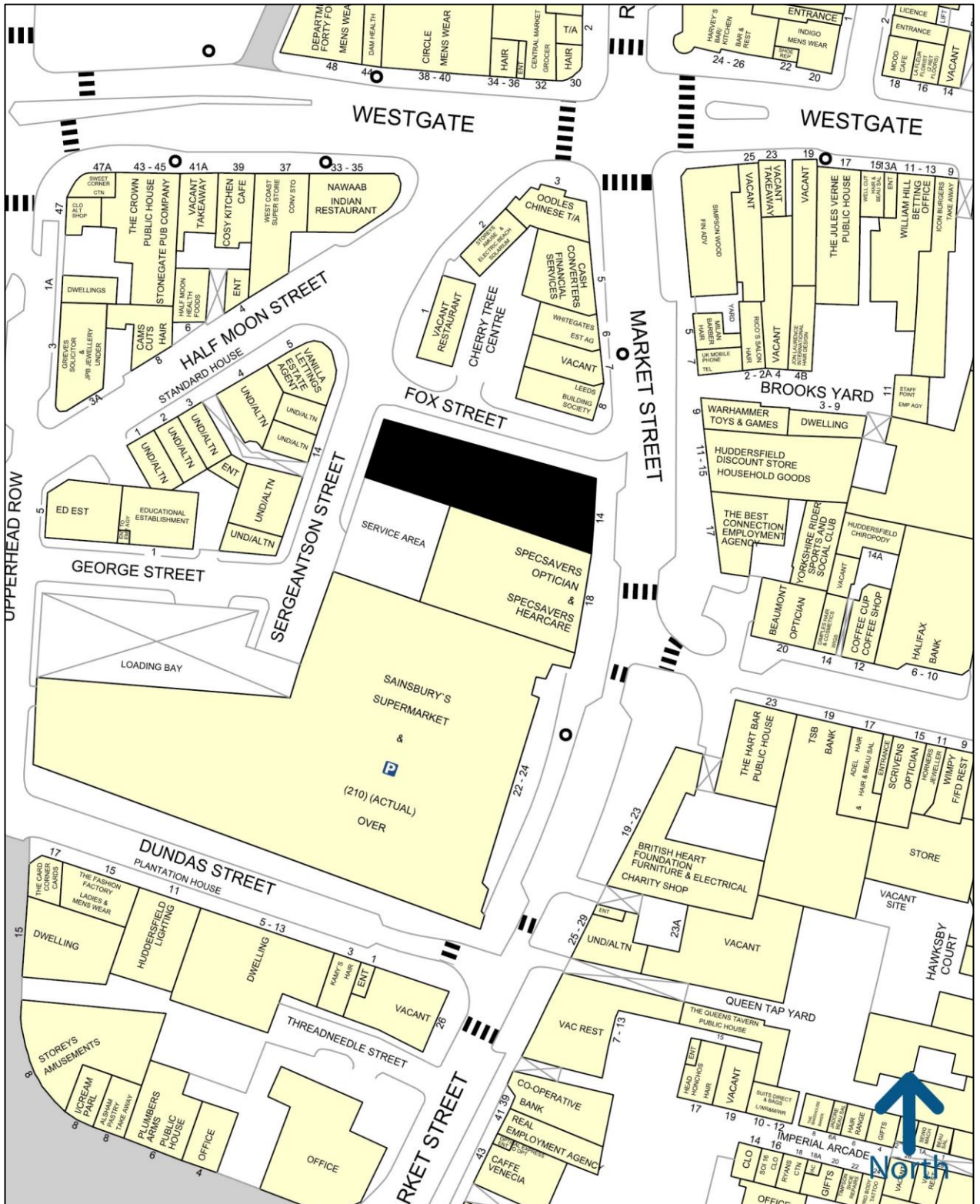
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