



To Let

40 Victoria Lane, Huddersfield

Location

The property is situated in Huddersfield town centre on Victoria Lane, one of the main retailing streets in the town.

Victoria Lane is a busy thoroughfare which links the Piazza Shopping Centre with Ramsden Street and Princess Alexandra Walk where retailers include Dorothy Perkins, Marks & Spencer and Evans.

The subject property is positioned to the southern section of Victoria Lane, close to the junction with Ramsden Street, directly opposite the library and art gallery.



Description

Internally, the property consists of ground floor retail space with a mezzanine level to the rear which houses staff and office facilities.

There is a level difference between street level and the sales area. Steps and a disabled access ramp have been installed to compensate for this. The unit is fitted-out to a Newcastle Building Society's corporate standard with a counter area, secure interview room and staff toilet facilities.

Ground Floor	80.95 sq m	(871 sq ft)
Mezzanine	20.90 sq m	(225 sq ft)

Rating

We have been verbally informed that the premises are currently entered into the Valuation List at RV £27,500 from 1st April 2010. The Uniform Business Rate for 2014/15 is £0.482. The current rates payable are therefore £13,255. We recommend that all parties make their own enquiries with the Local Rating Authority for details as to the precise rates payable.

Lease Terms

The premises are available by way of an assignment of the current lease which is for a term of 25 years from 24th June 1993 subject to 5 year rent reviews at a current rental of £40,250 per annum exclusive.

A sub-lease may also be considered, subject to covenant. Please contact the agent for further details.

Energy Performance Certificate

Rated F:148

Legal Fees

Each party is to bear their own legal costs incurred in the assignment however an undertaking will be required from the prospective assignee in respect of abortive costs should they withdraw once the solicitors have been instructed.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Viewing

Strictly by prior appointment with sole agents BNP Paribas Real Estate or joint agent GVA:

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Subject to Contract – February 2016



Huddersfield



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