



SHOPPING CENTRE PROPERTY / CLASS A1  
Unit 11-12 Kingsgate Shopping Centre, Huddersfield



**Rent: £165,000 PA**  
**Ground Floor Area**  
3,510 Sq ft / 326 Sq M

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Location:**

Affluent, thriving and optimistic, CACI has Huddersfield marked out as one of the UK's towns with exceptional potential for growth. Huddersfield has been ranked the 47th largest catchment potential of any town in the UK, sitting strategically in between Manchester and Leeds with a c.2.2m population catchment.

The Kingsgate Shopping Centre is located in the heart of Huddersfield and is the premier shopping destination in the town and surrounding region.

Retailers trading within the scheme include House of Fraser, Next, H&M, JD, New Look, Top Shop/Top Man, River Island, Office Shoes, Smiggle, Waterstones, and The Body Shop. The unit is located in a prime position directly adjacent to Waterstones and Clinton Cards.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	3510	326.09
First Floor Ancillary	892	82.87

**Rent:**

We are seeking rental offers in the order of £165,000 per annum exclusive.

**Tenure:**

The unit is offered on a new 10 year fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5. A shorter lease term may be considered. Further details can be provided upon request.

**Business Rates:**

The unit has a 2017 rateable value assessment of £112,000.

For further details visit [Gov.uk](http://Gov.uk) or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**Service Charge:**

The on-account service charge for the current year stands at approximately £27,989.

**EPC:**

Energy Performance Asset Rating - C

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

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