

TO LET

8 Cherry Tree Centre, Market Street,
Huddersfield, HD1 2ET



**Self-Contained Office
Accommodation**
606 ft² (56.28 m²)

For further information please contact:

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- First floor office premises
- Prominent location close to the railway station and shopping areas
- One car parking space at the rear

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Location

The property is situated in the heart of Huddersfield Town Centre at the junction of Market Street and Fox Street.

Huddersfield Railway Station is five minutes walk to the north, whilst the main shopping streets of New Street and Kirkgate are within a few minutes walk to the east.

Description

The accommodation comprises a first floor self-contained office suite forming part of a prominent corner building, the ground floor of which is occupied by the Leeds Building Society

Access is from the rear of the building with a hallway and stairs leading to an open plan office. There are two further private offices, kitchen and male/female WC's. The accommodation is finished with papered/plastered walls, suspended ceilings and carpeted floors.

Space heating is from night storage heaters. There is also an intruder alarm.

The suite benefits from one car parking space in the car park at the rear of the building.

Accommodation

The accommodation extends to a net internal areas of:

	M ²	Ft ²
First Floor	56.28	606

Proposal

The property is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed at an annual rent of £8,500 per annum exclusive.

Service Charge

A service charge is recoverable from the tenant for maintenance, repair and insuring of the structure of the building and its common areas.

Rateable Value

According to the Valuation Office Agency website, the property has a current rateable value of £6,700.

We advise that all interested parties should make their own enquiries of Kirklees Council (www.kirklees.gov.uk).

EPC

The property is assessed within Band E (122). A copy of the Certificate is available to interested parties.

Legal Costs

Each party is to be responsible for their own costs in preparation and execution of all legal documentation.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.