



TO LET

Retail Unit

8,595 sq.ft (799 sq.m)

Unit 2 11 Trinity Street, Huddersfield, **HD1 4DA**

- Adjacent to the bus station and very close to the train station
- Onsite car parking
- Adjoining occupier is Iceland

DESCRIPTION

The accommodation is arranged at ground floor level (with a small accommodation block at first floor level) with customer entrances on both the Trinity Street frontage and the rear car park. Approximately 30 spaces are shared with the adjoining occupier (Iceland) to the rear of the premises on a pay and display system (free for customers).

Deliveries are also to the rear of the premises dock level with roller shutters.

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground floor sales	7,778	723
First floor storage	817	76
TOTAL	8,595	799

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Potential A1 use - subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

LOCATION - HD1 4DA

These highly prominent retail premises are located fronting the junction of the A62 ring road and Trinity Street (which directly accesses the town centre). The building is located adjacent to the town's bus station and 200 metres from the main entrance to the Huddersfield train station.



VIEWING

Strictly via prior appointment with the appointed agent:

MASON
PARTNERS.COM
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Unit 2 11 Trinity Street, Huddersfield, HD1 4DA

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