

# To Let



## Huddersfield

33-37 King Street, HD1 2PZ

Total Area: 5,546 sq ft (515 sq m)

Rent: £75,000 pax

Arranged Over 4 Floors

## Location & Description:

- Prime corner retail unit to let.
- 5,546 sq ft split over 4 floors (2,007 sq ft ground floor sales).
- Located at the junction of King Street and Cross Church Street – opposite the entrance to The Kingsgate Centre.
- Nearby retailers include H Samuel, WHSmith, Boots Opticians and JD Sports.

## Demise:

Ground floor: 2,071 sq ft (192.4 sq m)  
First floor: 1,405 sq ft (130.6 sq m)  
Second floor: 1,298 sq ft (120.6 sq m)  
Basement: 772 sq ft (71.8 sq m)

## Rent:

£75,000 per annum exclusive.

## Lease:

Property is available on a new lease, for a term to be negotiated.

## EPC:

Available upon request.

## Legal and Professional Fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2023) – £59,500.

## Date Prepared:

October 2024.

## Contact Us:

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## Joint Agent:

### Robson Retail

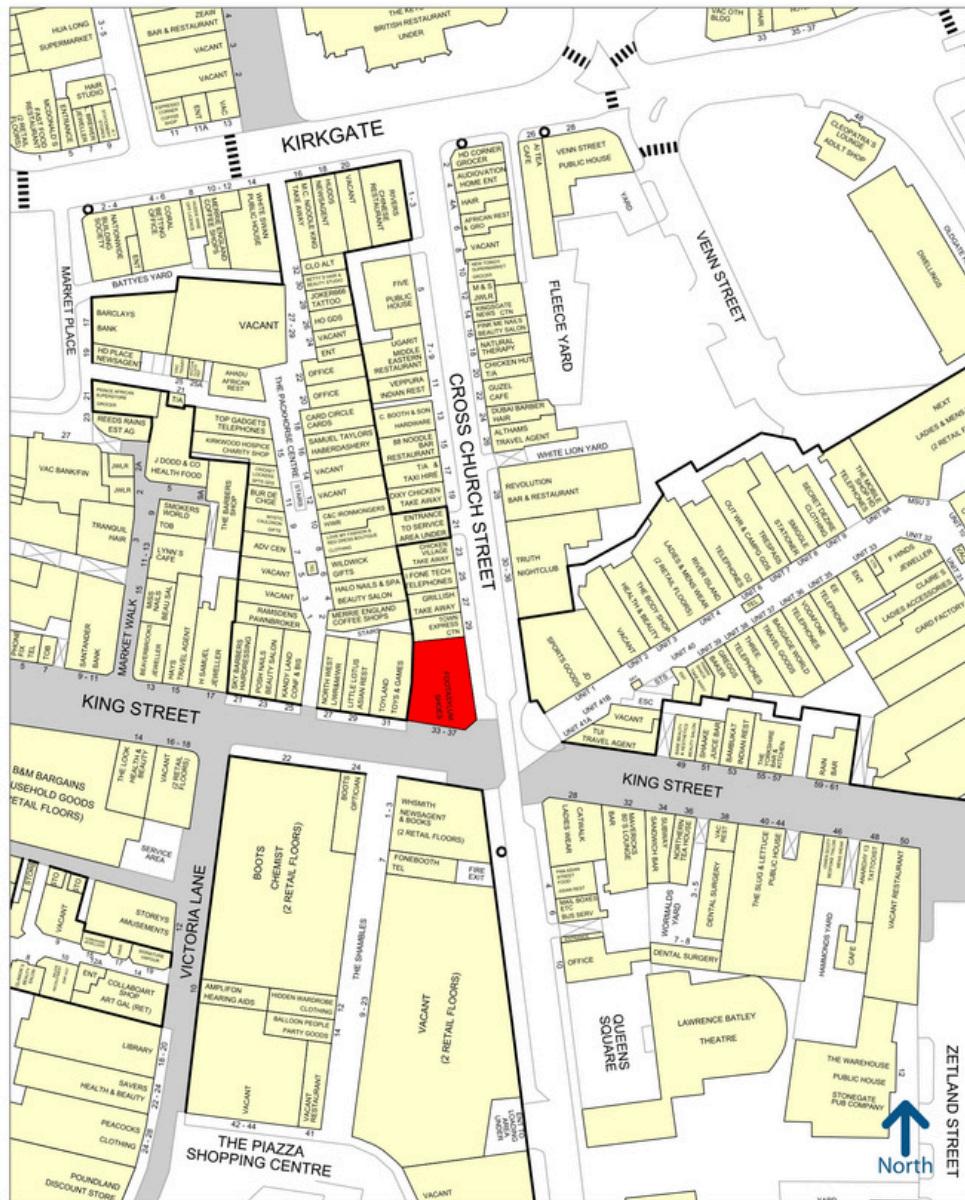
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Huddersfield



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