

PROMINENT RETAIL UNIT TO LET



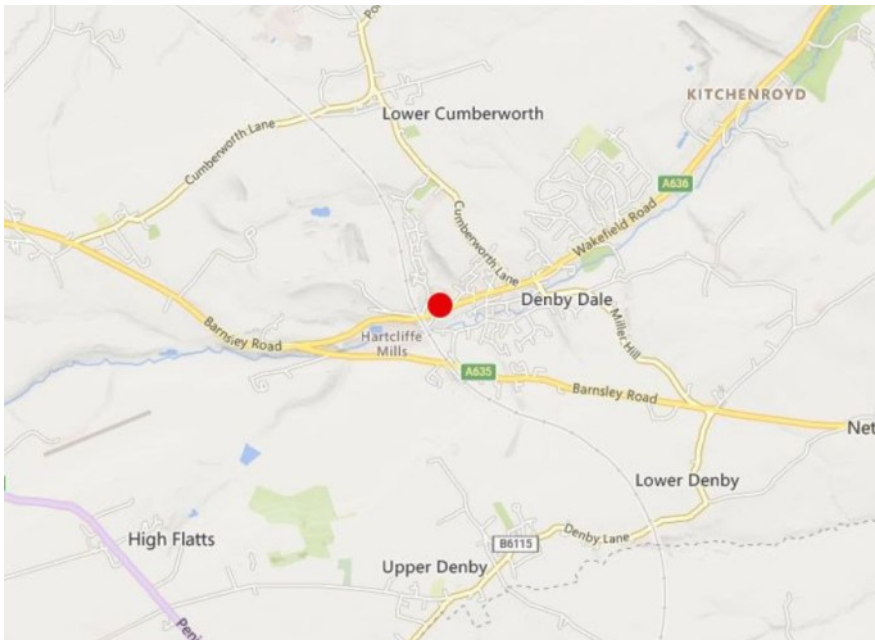
20 Denby Dale Industrial Estate, Huddersfield, HD8 8QH



- 920 sq ft (85 sq m)
- Superb trading position
- Open plan space
- Excellent double fronted display windows
- Ample on site car parking
- Close to local amenities
- Short walk to Denby Dale train station

DESCRIPTION

This is a double fronted ground floor shop unit offering very practical open plan space with Wc and kitchen facilities to the rear. The premises benefit from having excellent on site car parking and a very visible trading location.



LOCATION

The property occupies an excellent trading position fronting on to the main ROAD NUMBER. Being on the fringe of the popular Denby Dale village and is within walking distance of the train station. Accessibility locally is easy with neighboring Huddersfield, Wakefield and Barnsley all within a short drive away.

ACCOMODATION

Total net internal area - 29ft x 31ft = 920

SUMMARY

RENT	£9,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£5,300
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	B-35

VIEWINGS & FURTHER ENQUIRIES



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated July 2025 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.