

**Lot 45, 3 Market Walk, Huddersfield,
West Yorkshire HD1 2QA**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Substantial Town Centre Retail and Development Opportunity

www.acuitus.co.uk

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Property Information

Substantial Town Centre Retail and Development Opportunity

- Substantial commercial premises arranged over ground, basement, first and second floors
- Of interest to owner occupiers and investors
- Approx. 433.60 sq m (4,665 sq ft)
- Upper floors may suit alternative uses (subject to consents)
- Busy town centre location closer to Packhorse Shopping Centre and Kingsgate Shopping Centre
- Nearby occupiers include JD Sports, TK Maxx, Sports Direct, Boots, Costa Coffee and Caffè Nero

Lot
45

Auction
10th July 2025

Vacant Possession

Status
Available

Sector
High Street Retail, Development

Auction Venue
Live Streamed Auction

On Behalf of a Major Asset Manager

Location

Miles

14 miles south west of Leeds, 21 miles north east of Manchester

Roads

M63, A642, A640

Rail

Huddersfield Railway Station

Air

Leeds Bradford Airport

Situation

The property is situated on the west side of Market Walk in the heart of Huddersfield town centre close to its junction with King Street. The Packhorse Shopping Centre and the Kingsgate Shopping Centre are both located within walking distance. Nearby occupiers include JD Sports, TK Maxx, Sports Direct, Boots, Costa Coffee and Caffè Nero.

Tenure

Description

The property comprises a substantial retail premises arranged over the ground, basement, first and second floors. The upper floors may be suitable for alternative uses subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

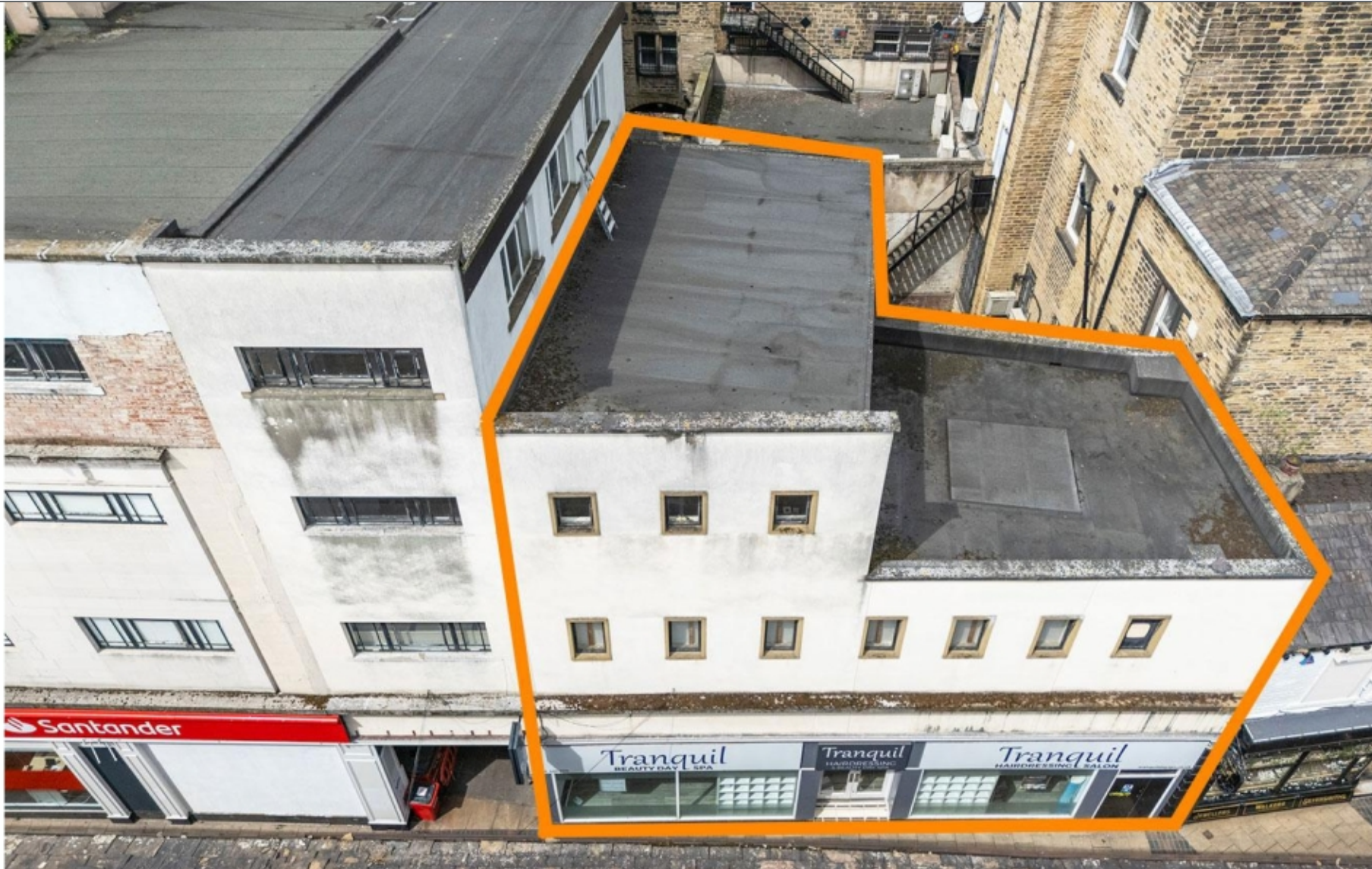
Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Retail	93.10	(1,002)	VACANT
Basement	Ancillary	115.10	(1,238)	
First	Retail	145.80	(1,569)	
Second	Ancillary	79.60	(856)	
Total		433.60	(4,665) (1)	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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