## 2-8A John William Street and 3-5 Wood Street Huddersfield, West Yorkshire HD1 1BT

**Retail and Leisure Investment** 

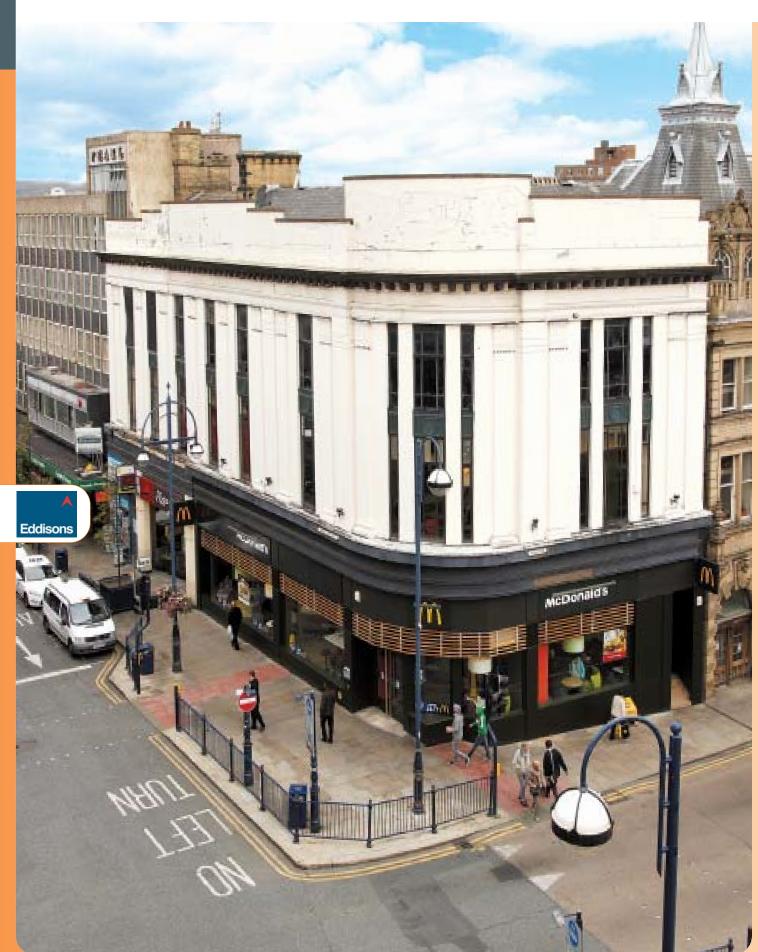
E148,800

lot 27

## Majority let to McDonald's Real Estate LLP and Pizza Hut (UK) Ltd

Prominent town centre location

 Situated in strong trading position at busy junction



In association with

# lot 27

Rent **E148,800** 



Estimated District Population: 388,567 (Kirklees County), 146,234 (Huddersfield Town) Miles: 15 miles south-west of Leeds

- 30 miles north-east of Manchester 8 miles south of Halifax
- Roads: A629, A62, M62
- Rail: Huddersfield
- Leeds Bradford Airport Air:

The property is prominently situated on the busy junction of John William Street and Kirkgate within the heart of the town centre of Huddersfield. The property is opposite the entrance to the Packhorse Shopping Centre and benefits from strong pedestrian flow. Nearby occupiers include Nando's, J D Wetherspoons and Lloyds TSB Banks.

### Tenancy and accommodation

The property comprises a substantial three storey period building with 4 self-contained retail units. Two of the retail units benefit from additional first floor retail accommodation and second floor ancillary accommodation. The first floor at 6-8 John William Street is self-contained and has been used recently as a betting shop (A2 use).

Virtual Freehold. Held for a term of 999 years from 25th March 1883 at a rent of £85 7s od.

VAT is applicable to this lot.

Unit	Use	Floor	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews	
2-4 John William Street	Restaurant Restaurant Ancillary Ancillary		148.27 sq m 123.65 sq m 120.59 sq m 225.38 sq m			38 years from 31/08/1989 until 2027	£67,500	2014 and 5 yearly	
6-8 John William Street	Restaurant Retail (A2) Ancillary	Ground First Second	252.32 sq m 220.09 sq m 141.86 sq m	(2,716 sq ft) (2,369 sq ft) (1,527 sq ft)		25 years from 27/09/1990	£53,000	2015 and 5 yearly	
8A John William Street	Retail	Ground	17.00 sq m	(183 sq ft)	WAYNE & AMANDA BOUSTEAD	10 years from 03/09/2003	£6,300		
3-5 Wood Street	Retail	Ground	295.25 sq m	(3,178 sq ft)	ORIGAMI LTD (3)	25 years from 18/12/1990	£22,000	2010 and 5 yearly	
	Totals	1	.544.41 SO M	(16.624 sq ft)			£148.800		

(1) For the year ending 31st December 2010, McDonald's Real Estates LLP reported a turnover of £77,332,000, a pre-tax profit of £5,855,000 and a total net worth of £153,995,000. (Source: www.riskdisk.com 22/09/2011)
(2) Pizza Hut was established in 1958 in the USA and opened its first UK restaurant in 1973 and now has approximately 650 restaurants in the UK. (Source: www.pizzahut.co.uk 20/09/2011)

(3) For the year ending 30th June 2010, Origami Limited reported a total net worth of £77,454

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