

lot 27

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

Rent
£148,800
per annum
exclusive

Retail and Leisure Investment

- Majority let to McDonald's Real Estate LLP and Pizza Hut (UK) Ltd
- Situated in strong trading position at busy junction
- Prominent town centre location



In association
with



lot 27

Rent
£148,800
per annum
exclusive**Location**

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

Air: Leeds Bradford Airport

Situation

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.

Description

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).

Tenure

Virtual Freehold. Held for a term of 999 years from 25th March 1883 at a rent of £85 7s 0d.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Use	Floor	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
2-4 John William Street	Restaurant	Basement	148.27 sq m (1,596 sq ft)	MCDONALD'S REAL ESTATE LLP (1)	38 years from 31/08/1989 until 2027	£67,500	2014 and 5 yearly
	Restaurant	Ground	123.65 sq m (1,331 sq ft)				
	Ancillary	First	120.59 sq m (1,298 sq ft)				
	Ancillary	Second	225.38 sq m (2,426 sq ft)				
6-8 John William Street	Restaurant	Ground	252.32 sq m (2,716 sq ft)	PIZZA HUT (UK) LTD (2)	25 years from 27/09/1990	£53,000	2015 and 5 yearly
	Retail (A2)	First	220.09 sq m (2,369 sq ft)				
	Ancillary	Second	141.86 sq m (1,527 sq ft)				
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 sq 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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