

lot 15

1-5 New Street Huddersfield, West Yorkshire HD1 2AX

Rent
£122,000
per annum
exclusive

Virtual Freehold Industrial Investment

- Tenants include Partners The Stationers (t/a Ryman)
- Comprises two prominent retail units
- Town centre location
- Close to the Kingsgate and Piazza Shopping Centres
- Nearby occupiers include Marks & Spencer, McDonald's, Boots The Chemist and Nando's



On Behalf of Joint
LPA Receivers



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Location

Miles: 15 miles south-west of Leeds
25 miles north-east of Manchester
26 miles north-west of Sheffield
Roads: A62, A629, A640, M62 (junctions 23/24)
Rail: Huddersfield Railway Station
Air: Leeds Bradford Airport

Situation

The property is situated in a prominent and busy town centre location at the corner of New Street and Market Place. Nearby occupiers include Marks & Spencer, McDonald's, Boots The Chemist and Nando's.

Description

The property comprises two retail units with retail accommodation on the ground floor and retail and ancillary accommodation in the basement. 1 New Street benefits from a return frontage on to Market Place. The upper two floors are self-contained, with a separate access between the two retail units, and are used as retail and a dance studio.

Tenure

Virtual Freehold. Held for a term of 999 years from 25th March 1874 at a rent of £90 per annum.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
1	Ground Basement	Retail Retail/Ancillary	94.33 sq m 54.31 sq m	(1,015 sq ft) (585 sq ft)	INDIVIDUAL (t/a Rico)	25 years from 25/11/2003 on a full repairing and insuring lease	£49,500 21/11/2019 (21/11/2029)
3-5	Ground Basement First Second	Retail Ancillary Retail Ancillary	185.31 sq m 95.40 sq m 181.00 sq m 174.22 sq m	(1,995 sq ft) (1,027 sq ft) (1,948 sq ft) (1,875 sq ft)	PARTNERS THE STATIONERS LIMITED (t/a Ryman's) (1) (2)	15 years from 08/10/2002 on a full repairing and insuring lease	£72,500 (07/10/2017)
Totals			635.93 sq m	(6,845 sq ft)		£122,000	

(1) Ryman Limited is the parent company of Partners The Stationers Limited. For the year ending 28th March 2015, Ryman Limited reported a turnover of £131,005,000, pre-tax profits of £7,918,000 and a total net worth of £44,489,000 (Source: www.riskdisk.com 09/06/2016). Ryman operates from over 200 stores nationwide (Source: www.ryman.co.uk).
(2) The first and second floor has been sublet.

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