

Lot 25

£317,750 per annum exclusive

30/36 Victoria Lane & 49/57 New Street,
Huddersfield, West Yorkshire HD1 2BL
Substantial Town Centre Retail and Leisure Investment



Tenancy and accommodation

Lot 25

£317,750 per annum exclusive

Key Details

- Comprises three well configured retail units and fitness centre
- Let to tenants trading as Poundland, Clintons, BrightHouse and Energie Fitness
- Poundland have incorporated their Pep & Co brand within the store, demonstrating commitment to the location
- Prominent pedestrianised town centre location opposite The Piazza Shopping Centre
- Nearby occupiers include Boots, Marks & Spencer, WH Smith, Costa, Argos and Savers

Location

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

Situation

The property is prominently situated in the heart of Huddersfield town centre, benefiting from frontages to both pedestrianised New Street and Victoria Lane. The property is located opposite an entrance to the Piazza Shopping Centre, which houses occupiers including Boots, WH Smith, Poundworld, Superdrug and Greggs. Other nearby occupiers include Marks & Spencer, Costa, Argos and Savers.

Description

30/36 Victoria Lane comprises ground floor retail accommodation with ancillary accommodation in the basement, first, second and third floors. 51/53 New Street comprises ground floor retail accommodation with first floor ancillary accommodation. 55/57 New Street comprises ground floor retail accommodation. Additionally, there is a self-contained fitness centre on the first floor accessed from New Street.

Tenure

Virtual Freehold. Held from Kirklees Metropolitan Borough Council for a term of 999 years from 25th March 1870 at a rent of £60.5s.0d per annum.

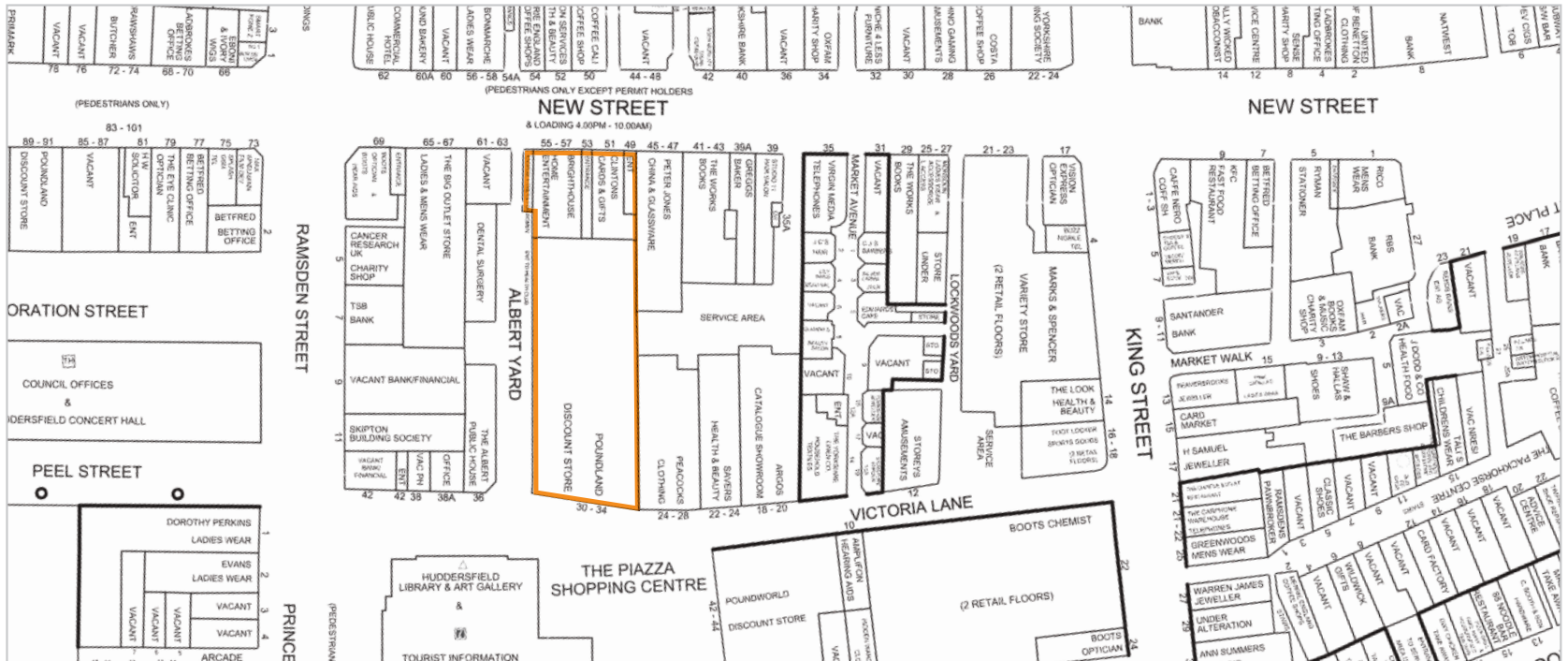
VAT

VAT is applicable to this lot.

Six Week Completion

| Unit | Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review/ (Reversion) |
|---------------------|------------------------------|--------------------------------------|--|---|--------------------------|-----------------|--------------------------------------|
| 30/36 Victoria Lane | Ground Basement First Second | Retail/Ancillary Ancillary Ancillary | 1,383.01 sq m (14,887 sq ft) 73.48 sq m (791 sq ft) 512.91 sq m (5,521 sq ft) 395.85 sq m (4,261 sq ft) | POUNDLAND LIMITED (1) t/a Poundland and Pep & Co | 10 years from 22/06/2011 | £150,000 | 22/06/2016 (21/06/2021) |
| 51/53 New Street | Ground First | Retail/Ancillary Ancillary | 318.18 sq m (3,425 sq ft) 314.47 sq m (3,385 sq ft) | AG RETAIL CARDS LIMITED (2) t/a Clintons | 5 years from 29/09/2015 | £70,000 | (28/09/2020) |
| 55/57 New Street | Ground | Retail/Ancillary | 322.27 sq m (3,469 sq ft) | CAVERSHAM TRADING LIMITED (3) t/a BrightHouse | 10 years from 23/09/2011 | £80,000 | (22/09/2021) |
| 49/57 New Street | First | Gym | 384.79 sq m (4,142 sq ft) | OPERATIONS ONE LIMITED t/a Energie Fitness Gym (4) | 15 years from 10/06/2015 | £17,500 | 10/06/2020 & 10/06/2025 (09/06/2030) |
| Sub-station | | | | YORKSHIRE ELECTRICITY DISTRIBUTION PLC | 60 years from 11/09/1991 | £250 | (10/09/2051) |
| Totals | | | 3,704.96 sq m (39,881 sq ft) | | | £317,750 | |

- (1) For the year ending 27th March 2016, Poundland Limited reported a turnover of £1,214,818,000, pre-tax profits of £34,653,000 and a total net worth of £20,520,000 (Source: Experian Group 26/04/2017).
- (2) Clintons is the trading name of AG Retail Cards Limited. Clintons was established in 1968 and is a leading retailer of cards and gifts, operating over 400 stores throughout the UK (www.clintonsretail.com).
- (3) For the year ending 31st March 2017, Caversham Trading Limited reported a turnover of £63,362,000, pre-tax profits of £-817,000 and a total net worth of £59,755,000 (Source: Experian Group 30/04/2018).
- (4) Established in 2003, Energie is a rapidly growing, multi-award winning fitness club brand and the undisputed UK market leader in the area of fitness and wellness franchising with over 100,000 members throughout the UK (www.eww.co.uk).



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