

61-63 & 65-67 New Street, Albert Yard,  
**Huddersfield, West Yorkshire HD1 2BQ**  
 Virtual Freehold Pedestrianised Retail Investment and Vacant Retail

**Lot 51**

£55,000 per annum  
 exclusive



NB. The blue container is part of a short term Council Community Childrens project

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
61/63 New Street			VACANT			
Ground		198 sq m (2,131 sq ft)				
Basement		33 sq m (355 sq ft)				
First		158 sq m (1,700 sq ft)				
Second		75 sq m (808 sq ft)				
65/67 New Street			ZCO LIMITED	10 years	£55,000	20/03/2024
Ground	Retail	400 sq m (4,305 sq ft)	t/a Roti Bar & Post Office	from 20/03/2019		
Basement	Ancillary	338 sq m (3,638 sq ft)		(1)		
First	Ancillary	371 sq m (3,994 sq ft)	VACANT			
Albert Yard			VACANT			
Ground	Retail	100 sq m (1,076 sq ft)				
<b>Total</b>		<b>1,865 sq m (20,075 sq ft)</b>			<b>£55,000</b>	

(1) Tenant's option to determine 19/03/2024 upon 12 months' notice.

**Key Details**

- Pedestrianised town centre location
- Part let on a 10 year lease from 2019 (1)
- Two vacant shops and upper parts
- Over 20,000 sq ft
- Occupiers nearby include Costa, Oxfam, Peacocks, Savers, Poundland and Primark

**On Behalf of a Major Fund Manager**

**Location**

Miles: 15 miles south-west of Leeds  
 25 miles north-east of Manchester  
 26 miles north of Sheffield  
 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, on the pedestrianised New Street at its junction with Albert Yard and near to High Street. The property is located close to the Piazza Shopping Centre, Huddersfield Library and Huddersfield Concert Hall. Nearby occupiers include Costa, Oxfam, Peacocks, Savers, Poundland, Primark, Yorkshire Bank and Ladbrokes.

**Description**

The property comprises two double fronted shops arranged over basement, ground, first and second floors together with a ground floor unit fronting Albert Yard.

**Tenure**

Virtual Freehold. Held for a term of years expiring 30/04/3913 at rent of £60 per annum.

**VAT**

VAT is applicable to this lot.

**Planning**

The property may benefit from conversion to residential use, subject to the current occupation and the necessary consents/permissions. Interested parties are referred to Kirklees Council. [www.kirklees.gov.uk](http://www.kirklees.gov.uk)

**Energy Performance Certificate**

See legal pack at [acuitus.co.uk](http://acuitus.co.uk)



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