61-63 & 65-67 New Street, Albert Yard, Huddersfield, West Yorkshire HD1 2BQ

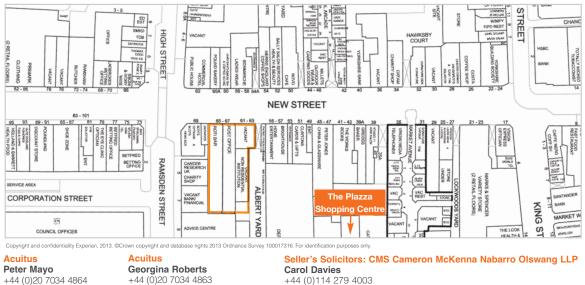


Tenancy and accommodation

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

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

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Lot 51

£55,000 per annum exclusive



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
- Leeds Bradford Airport Air:

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

Energy Performance Certificate

See legal pack at acuitus.co.uk

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