

**Lot 45, 32-34 King Street, Huddersfield,
West Yorkshire HD1 2QT**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Attractive Freehold Retail and Leisure Opportunity

www.acuitus.co.uk

Lot 45, 32-34 King Street, Huddersfield, West Yorkshire HD1 2QT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)

Property Information

Attractive Freehold Retail and Leisure Opportunity

- Two Retail Units in Central Huddersfield
- Tenants include Subway and Maverick's (occupied since 2014)
- Busy Leisure Pitch popular with the Student Population
- Close to the Kingsgate Shopping Centre and the new £210m Council Cultural Heart Scheme

Lot

45

Auction

18th May 2023

Rent

£81,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

15 miles south-west of Leeds, 25 miles north-east of Manchester, 26 miles north-west of Sheffield

Roads

A62, A640, A629, M62 (Junctions 23/24)

Rail

Huddersfield Railway Station

Air

Leeds Bradford Airport

Situation

The property is situated in the heart of the town centre, on the south side of the part pedestrianised King Street close to its junction with Queen Street, opposite the main entrance to The Kingsgate Shopping Centre where occupiers include JD Sports, TK MAXX and Next. The Council backed Cultural Heart scheme which is currently under a £210m development to provide a new library, art gallery, town square and a 2,200-capacity multipurpose entertainment and conference venue with a 350-space multistorey car park is some 50 metres to the east. As a leisure destination, the Lawrence Batley Theatre is immediately to the south and a number of bars and restaurants including Slug & Lettuce and JD Wetherspoons on King Street.

Tenure

Freehold.

Description

The property comprises two shops. 34 King Street is a self contained ground floor retail unit. 32 King Street provides a ground floor leisure/bar with first floor bar and kitchen/ancillary accommodation. Both shops benefit from rear access.

VAT

VAT is applicable to this lot.

Completion Period

6 week completion available

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 45, 32-34 King Street, Huddersfield, West Yorkshire HD1 2QT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
32 King Street	Ground	Bar	84.05	(905)	RAMBLES8 LIMITED with personal guarantees (t/a Maverick's) (1)	7 years from 15/07/2021 until 13/07/2028	£51,000 (2)	15/07/2025
	First	Ancillary/ Storage Bar Ancillary/ Kitchen	11.48 146.17 34.10	(123) (1,573) (367)				
34 King Street	Ground	Retail	74.90	(806)	SUBWAY REALTY LIMITED (t/a Subway) (3)	10 years from 24/05/2014 until 23/05/2024	£30,000	(23/05/2024)
Total Approximate Floor Area			350.70 (4)	(3,774) (4)			£81,000	

(1) Maverick's have been in occupation since 2014 and offers a unique combination of a modern Cocktail Bar and Lounge Bar to party until late. Maverick's also provides a setting for corporate, and special events, private parties and weddings, accommodating up to 300 guests for cocktail receptions or 200 for finger buffets. (Source: <https://mavericks80slounge.co.uk/huddersfield/>)

(2) Under the terms of the lease, the rent currently reserved is £46,000 per annum exclusive. The rent will increase to £51,000 p.a.x from ??/07/2023. The Seller will pay to the Buyer the difference between the current rent reserved from completion of the sale until ??/07/2023, therefore the property will effectively produce £81,000 p.a.x. from completion of the sale.

(3) The SUBWAY® brand is the world's largest submarine sandwich chain with more than 44,000 locations around the world. (Source: www.subway.com). For the year ending 31st December 2021, Subway Realty Limited (CRN: 04174473) reported a turnover of £42,963,458, a pre-tax profit of £75,356 and a net worth of (£2,599,879). (Source: Companies House 27/04/2023)

(4) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

Lot 45, 32-34 King Street, Huddersfield, West Yorkshire HD1 2QT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Attractive Freehold Retail and Leisure Opportunity

www.acuitus.co.uk

Lot 45, 32-34 King Street, Huddersfield, West Yorkshire HD1 2QT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Attractive Freehold Retail and Leisure Opportunity

www.acutus.co.uk

**Lot 45, 32-34 King Street, Huddersfield,
West Yorkshire HD1 2QT**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Attractive Freehold Retail and Leisure Opportunity

www.acuitus.co.uk

Lot 45, 32-34 King Street, Huddersfield, West Yorkshire HD1 2QT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Attractive Freehold Retail and Leisure Opportunity

www.acuitus.co.uk

Lot 45, 32-34 King Street, Huddersfield, West Yorkshire HD1 2QT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Burton and Dyson Limited

22 Market Place

Gainsborough

Lincolnshire

DN21 2BZ

Lisa Whitelam

01427 676 230

lhw@burtondyson.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020

Attractive Freehold Retail and Leisure Opportunity

www.acuitus.co.uk