

Lot 26, Pearl Assurance House, John William Street, Huddersfield, West Yorkshire HD1 1BA

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



High Yielding Town Centre Office Investment

www.acuitus.co.uk

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Property Information

High Yielding Town Centre Office Investment

- Offices Let to Fusion Housing Ltd.
- Includes Entire Building with Approximately 747.78 sq m (8,050 sq ft) of Office Accommodation
- Residential Conversion Potential (subject to consents)
- 200m North of Kingsgate Shopping Centre and 150m South West of Huddersfield Railway Station
- Nearby occupiers include Costa Coffee, McDonald's, Caffe Nero, B&M, Nando's, Sports Direct and Boots

Lot 26
Auction 2nd November 2023

Rent £63,891 per Annum Exclusive
Status Available

Sector Office
Auction Venue Live Streamed Auction

Location

Miles 15 miles south-west of Leeds, 30 miles north-east of Manchester, 8 miles south of Halifax
Roads A629, A62, M62
Rail Huddersfield Railway Station
Air Leeds Bradford Airport

Situation

The property is prominently situated in Huddersfield Town Centre on the east side of John William Street at its junction with Church Street and some 50 metres from the busy junction with Kirkgate, Westgate and Market Place where Nandos and McDonald's are situated. Huddersfield Train Station is just 150m north east and Kingsgate Shopping Centre 200m south of the property. Nearby occupiers include Costa Coffee, Caffe Nero, B&M, Sports Direct and Boots.

Tenure

Virtual Freehold. Held for a term of 999 years from 25/03/1918 at a rent of £85 7s 0d per annum exclusive.

Description

The property comprises a substantial building with retail accommodation on the ground floor, car parking in the basement and office accommodation on the four upper floors.

The upper floors may benefit from residential conversion potential (subject to consents).

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail/Leisure	-	(-)	J D WETHERSPOON PLC (cm: 01709784)	896 years from 12/09/2023	Peppercorn	(24/03/2917)
First	Office	201.01	(2,164)	FUSION HOUSING LTD. (cm: IP28231R)(2)	11 years from 01/09/2016	£15,000	(31/08/2027)
Second	Office	182.98	(1,970)	FUSION HOUSING LTD. (cm: IP28231R)(2)	11 years from 01/09/2016	£46,792	(31/08/2027)
Third	Office	182.95	(1,969)				
Fourth	Office	180.84	(1,947)				
Basement	Car Park	2 Parking Spaces	(-)	FUSION HOUSING LTD. (cm: IP28231R)(2)	11 years from 01/09/2016	£2,000	(31/08/2027)
Basement	Sub Station	-	(-)	NORTHERN POWER	21 years from 25/3/1984	£99	-
Total Approximate Floor Area		747.78	(8,050)			£63,891	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

(2) Fusion Housing Ltd. (cm: IP28231R) were registered in 1995. Fusion Housing is a non-for-profit making charity working to help individuals who are experiencing housing related problems and need support with learning and employment and employs 90 staff (see: www.fusionhousing.org.uk)

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September 2020