

Lot 41

£55,000 per annum exclusive and part vacant

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

Virtual Freehold Pedestrianised Retail Investment and Vacant Retail



Key Details

- Pedestrianised town centre location
- Part let on a 10 year lease from 2019 (1)
- 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. 61/63 New Street is Grade II listed.

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

Six Week Completion

Energy Performance Certificate

See legal pack at acutus.co.uk

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		192 sq m (2,067 sq ft)				
65/67 New Street			ZCO LIMITED	10 years from 20/03/2019 (1)	£55,000	20/03/2024
Ground	Retail	400 sq m (4,305 sq ft)	t/a Roti Bar & Post Office			
Basement	Ancillary	338 sq m (3,638 sq ft)				
First (2)	Ancillary	371 sq m (3,994 sq ft)	VACANT			
Second (2)	Ancillary	160 sq m (1,723 sq ft)	VACANT			
Albert Yard			VACANT			
Ground	Retail	94 sq m (1,011 sq ft)				
Total		1,944 sq m (20,925 sq ft)			£55,000	

- (1) Tenant's option to determine 19/03/2024 upon 12 months' notice.
- (2) No separate access – access is via the ground floor let to ZCO Limited.



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