



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

27 Market Place, Huddersfield



**FOR
SALE**

Price: Offers in the region of **£450,000**

Ground Floor Area

2,842 Sq ft / 264 Sq M

Viewing strictly through the sole agent.

Barker Proudlove

James Moss

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In partnership with:





Location:

The subject property is situated in Huddersfield, a large market town in West Yorkshire which is approximately 20 miles south west of Leeds and 30 miles north of Sheffield. It is well served by transport links being immediately off the M62 to the north and 12 miles from the M1 to the east, it also benefits from being on the trainline between Leeds and Manchester.

The subject property is located on Market Place close to its junction with John William Street, Kirkgate and Westgate. Surrounding occupiers include HSBC, Nationwide and Subway, with Nando's, McDonalds and Ice Stone Gelato being nearby on John William Street.

Description:

The former bank dates from the early 19th century and is effectively an end terraced building that benefits from an additional frontage onto Market Walk. The ground floor contains a banking hall, cashiers area and office. The first floor contains a mixture of small and larger open plan offices, W.Cs and a small kitchen. The second floor comprises former office space and third floor attic has been mothballed. The basement contains a saferoom, stores, W.Cs and a staffroom/kitchen.

Benefitting from two separate entrance and internal staircases, there is significant potential to convert the upper floors to residential use subject to the necessary planning consents.

Sale Price:

Offers in the region of £450,000

Tenure:

The property is held on a long lease expiring 24 March 2873 and includes a number of sub-leases as follows;

2a Market Walk - ground floor retail unit trading as Walkers Jewellers and basement held on a 9 year lease commencing 9 November 2021 at a rent of £6,250 p.a., with tenant only break clauses on the 3rd and 6th anniversaries of the commencement of the term. 27 Market Place Display window - unit comprises a display window holding over on a 3 year lease outside the landlord and tenant act commencing 30 July 2013 at a rent of £800 p.a. Lock Up Store - freestanding storage unit in the rear yard of 27 Market Place held on a 7 year lease outside the landlord and tenant act commencing 29 September 2007 at a rent of £150. Please contact for further information.



Accommodation:

The premises comprise the following approximate net internal floor areas:

<u>Demise:</u>	<u>Sq Ft</u>	<u>Sq M</u>
Ground Floor	2,842	264.00
Basement	1,646	152.90
First Floor	2,379	221.00
Second Floor	1,297	120.50

Business Rates:

The premises currently has a Rateable Value of £53,500. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating is TBC.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

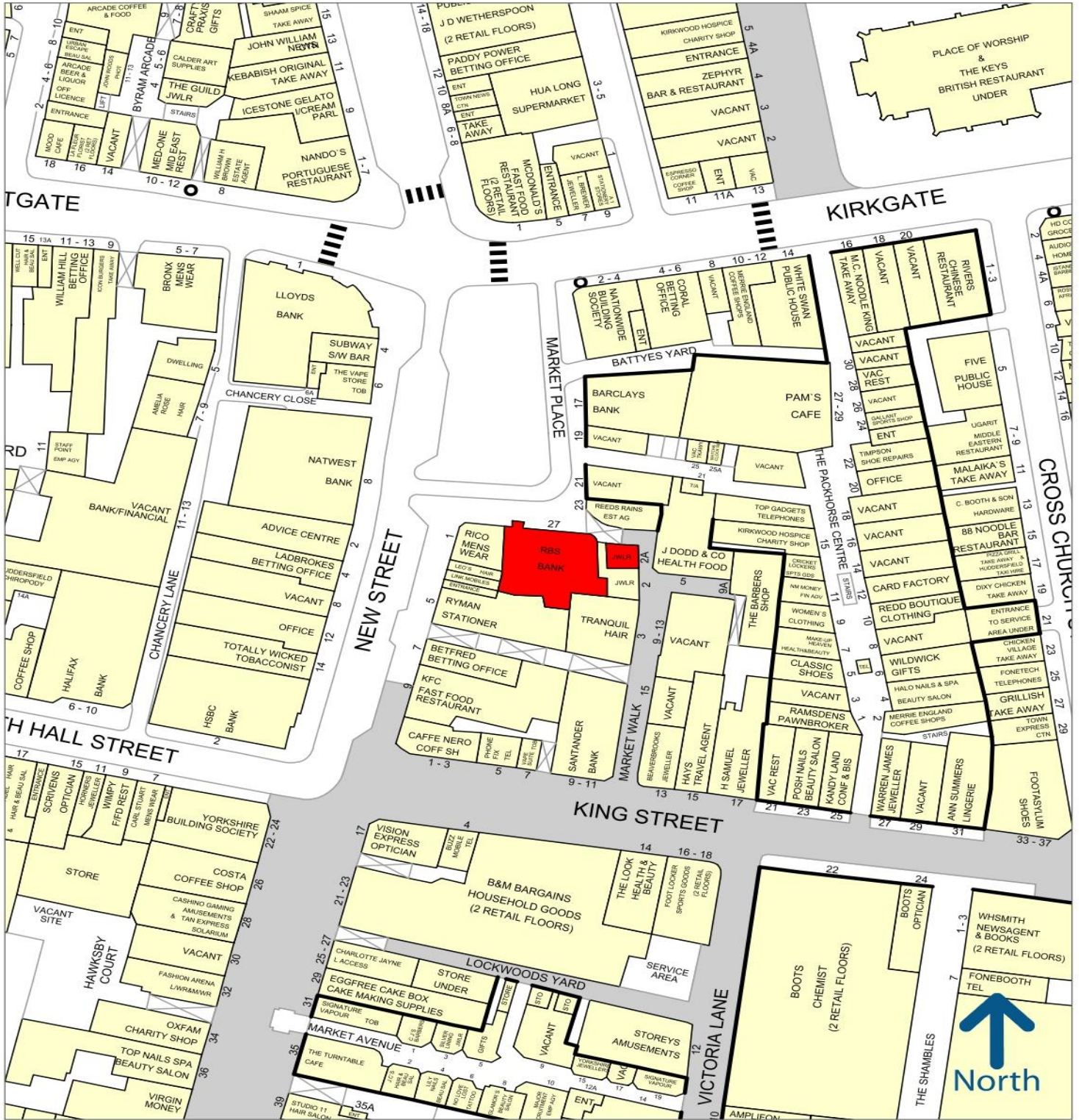
Date prepared:

May 2022

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction



Huddersfield



50 metres

Experian Goad Plan Created: 26/05/2022
Created By: Barker Proudlove Ltd



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