

FOR SALE

11 RAMSDEN STREET
Huddersfield HD1 2SX



TOWN CENTRE INVESTMENT OPPORTUNITY

- Leased by Skipton Building Society on a 5 year lease from 16 October 2018
- Annual rent £22,500 per annum (Gross yield of 9% based on asking price)
- Nearby occupiers include Greggs, Toyland and Superdrug

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TOWN CENTRE INVESTMENT OPPORTUNITY

The property comprises part of the ground floor and basement of this three storey stone built attractive commercial building situated within 50 yards of the Piazza Shopping Centre which accommodates occupiers including Evans, Thorntons, The Card Factory, Greggs, Toyland, Boots and Superdrug.

The building is positioned to the south of the town centre a short walk from Huddersfield University and Halls of Residence, and in close proximity to the main entrance of the Kingsgate Shopping Centre.

Huddersfield is a university town with the university having enrolment of approximately 20,000 students. The town has a residential population of approximately 163,000 and is within the Kirklees Local Authority area. The town benefits from good connectivity, being accessible to the M62 at Junctions 23 (Outlane), and 24 (Ainley Top), in addition to having excellent train links being on the Transpennine Express line between Leeds and Manchester.

The availability of the property as an investment presents an excellent opportunity to acquire premises let to a strong covenant for a term of 5 years and presenting a yield of 9%.

The accommodation within the property extends to 97.2m² (1,046ft²) of ground floor retail, with 90.4m² (973ft²) of basement accommodation.

ACCOMMODATION

■ GROUND FLOOR	97.2m ² (1,046ft ²)
Including:	
Sales Area	
Office	
■ BASEMENT	90.4m ² (973ft ²)
Including:	
Stores	
Staff facilities	

TOTAL FLOOR AREA 187.6m² (2,019ft²)

PRICE

£240,000

TENURE

Leasehold. The property is offered by way of a 999 year lease at a nominal ground rent.

LEASE TERMS

The premises are let to the Skipton Building Society for a term of 5 years from 16 October 2018 with the lease incorporating an option to break at the end of the 3rd year of the term. The passing rent is £22,500 per annum.

TENANT INFORMATION

The Skipton Building Society is a member of the Building Societies Association and is the UK's fourth largest building society with over 838,000 members, with 100 branches throughout the country.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£23,750

This will be charged back to the tenant by the local Rating Office at the Uniform Business Rate of 49.3p (2018/19).

VIEWING

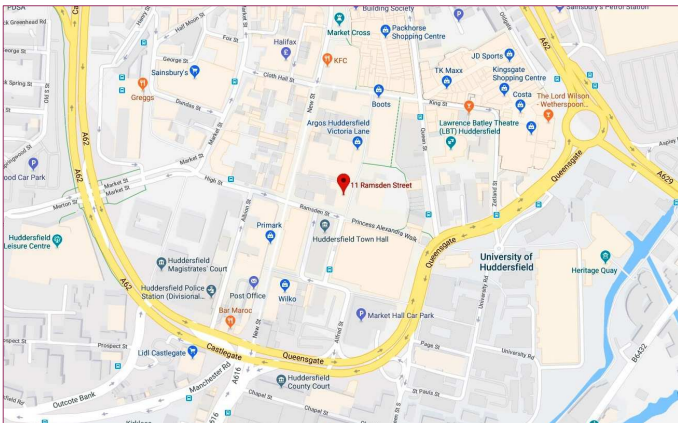
Contact the agents

VAT

VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING

C (64) – Obtained on 12 October 2009.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

CONTACT

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