

Huddersfield

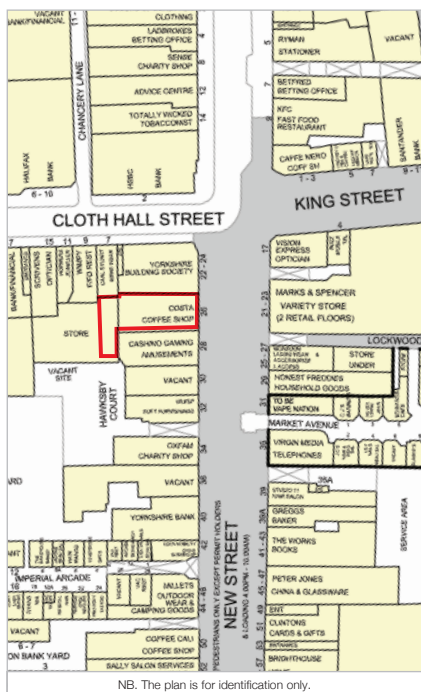
26 New Street

West Yorkshire

HD1 2BU

- **Freehold Shop Investment**
 - Entirely let to Costa Limited until 2021
 - Pedestrianised town centre location opposite Marks & Spencer
 - Reversion 2021
 - Current Rent Reserved
- £75,000 pa**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure

Freehold.

Location

Huddersfield is a major commercial centre with a population of over 140,000, situated 15 miles south-west of Leeds.

The property is situated on the west side of the pedestrianised section of New Street, at its junction with King Street and Cloth Hall Street. Occupiers close by include Yorkshire Building Society (adjacent), Marks & Spencer, Vision Express and Monsoon (all opposite), Cashino, HSBC, Caffè Nero, Halifax, The Works and many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop presently trading as a coffee shop together with ancillary accommodation to the first and second floors.

The property provides the following accommodation and dimensions:

Gross Frontage	8.95 m	(29' 4")
Net Frontage	8.20 m	(26' 10")
Shop Depth	22.05 m	(72' 4")
Built Depth	24.10 m	(79' 1")
Ground Floor	189.20 sq m	(2,037 sq ft)
First Floor	137.25 sq m	(1,477 sq ft)
Second Floor	90.60 sq m	(974 sq ft)
Total	417.05 sq m	(4,488 sq ft)

Tenancy

The entire property is at present let to COSTA LIMITED for a term of 10 years from 31st January 2011 at a current rent of £75,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,500.

Website Address: www.costa.co.uk

For the year ended 3rd March 2016, Costa Limited reported a turnover of £835.04m, a pre-tax profit of £117.50m, shareholders' funds of £545.35m and a net worth of £542.18m.

(Source: Experian 01.09.2017.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Buyer's Premium

On completion the Buyer will pay 1.5% + VAT of the purchase price as a contribution to the Seller's costs.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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