

Huddersfield 14-18 King Street West Yorkshire HD1 2QE

- **Well Located Virtual Freehold Shop Investment**
- Unit 1 let to Footlocker at a rebased rent (previously £75,000 pa) on a new reversionary lease expiring in 2022
- Unit 2 let to The Look on new reversionary lease expiring 2022 (1)
- Pedestrianised town centre location adjacent to Marks & Spencer and Boots
- Total Current Gross Rents Reserved **£105,000 pa⁽²⁾**



Tenure

Virtual Freehold. Held for a term of 974 years from 2nd January 1900 at a fixed ground rent of £22 per annum.

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 south side of King Street, close to the junction with New Street in the heart of the pedestrianised part of the town centre.

Occupiers close by include Marks & Spencer and Boots (both adjacent), H Samuel, Santander, Caffè Nero, Vision Express and WH Smith amongst many others.

Description

The property is arranged on basement, ground and two upper floors to provide two ground floor shops with basement storage for Unit 2 and Unit 1 benefits from staff ancillary/storage accommodation on the two upper floors.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Freedom Sportsline Limited (t/a Footlocker) (3)	Gross Frontage 10.00 m (32' 9") Net Frontage 9.82 m (32' 3") Shop Depth 12.25 m (40' 2") Built Depth 15.42 m (50' 7") First Floor 202.25 sq m (2,177 sq ft) Second Floor (4) 204.70 sq m (2,203 sq ft)	A term of years expiring 07.10.2022 FR & I	£65,000 p.a. (2)	Reversion 2022
Unit 2	The Look (Leeds) Limited	Gross Frontage 7.80 m (25' 7") Net Frontage 6.75 m (22' 1") Shop Depth 11.09 m (36' 5") Built Depth 13.66 m (44' 10")	A term of years expiring 17.10.2022 Tenant break option 17.10.2020 (1) FR & I	£40,000 p.a. (2)	Reversion 2022

(2) There is a 6 month rent free period, which the Vendor will top up on completion. Please refer to the Special Conditions of Sale.

(3) Website Address: www.footlocker.co.uk

For the year ended 31st December 2015, Freedom Sportsline Limited reported a turnover of £113.6m, a pre-tax profit of £3.3m, shareholders' funds and a net worth of £25m. (Source: Experian 08.11.2016.)

(4) Not inspected by Allsop. Areas from Valuation Office Agency.

Total £105,000 p.a.

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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