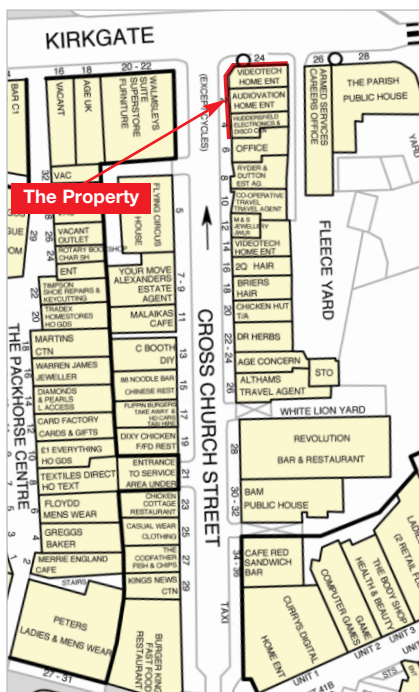


Huddersfield

2 and 4 Cross Church Street & 24 Kirkgate West Yorkshire HD1 2PT

- **Freehold Shop Investment**
- Comprising three self-contained shops
- Prominent corner town centre position
- Close to the entrance with The Packhorse Shopping Centre
- Reversions from 2013
- Total Current Gross Rents Reserved **£37,920 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Long leasehold. Held on 2 leases each for a term of 999 years from the 14th October 2005 and 13th March 1876 at a total ground rent of £9.89 per annum.

Location

Huddersfield is a major commercial centre with a population of some 144,000. The town is located on the River Colne, 11 miles south of Bradford and 23 miles east of Manchester. The town is served by the A62, A629, A640 and A642 roads, whilst the M62 motorway (Junctions 23 and 24) is within 3 miles.

The property is situated within the town centre in a prominent corner position on Cross Church Street, at its junction with Kirkgate and close to an entrance to the Packhorse Shopping Centre. Occupiers close by include Walmsleys (opposite), Age UK, Coral, Co-Op Travel, Your Move, Max Spielmann and a number of local traders.

Description

This Grade II Listed property is arranged on basement, ground and two upper floors to provide three shops with basement storage, 4 Cross Church Street also has the benefit of first and second floor office, staff and storage accommodation.

VAT

VAT is not applicable to this lot.

Documents

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

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-----|--|--|--|---|--|
| 2 | Mohammed Akram (t/a Videotech Home Entertainment) | Gross Frontage 3.30 m Net Frontage 2.35 m Return Net Frontage 4.95 m Splay 1.45 m Shop & Built Depth 10.45 m Basement 34.35 sq m | (10' 8") (7' 7") (16' 0") (4' 9") (34' 3") (370 sq ft) | 10 years from 10.07.05 Rent review at any time after the first 4 years by serving 6 months' notice and expiring 09.07.2010 (1) IR & I | £9,420 p.a. Reversion 2015 |
| 4 | Huddersfield Hi-Fi Ltd (t/a Audioration) | Gross Frontage 5.15 m Net Frontage 3.55 m Shop & Built Depth 11.60 m Basement 37.00 sq m First Floor 89.40 sq m Second Floor 97.05 sq m | (16' 09") (11' 65") (38' 00") (398 sq ft) (962 sq ft) (1,045 sq ft) | 5 years from 10.08.10 IR & I Annual tenant break options | £18,000 p.a. Reversion 2015 |
| 4A | Martin Stokes (t/a Huddersfield Electronics) | Gross Frontage 5.20 m Net Frontage 3.55 m Shop Depth 8.55 m Built Depth 11.70 m Basement 41.80 sq m | (17' 00") (11' 65") (44' 45") (38' 04") (450 sq ft) | A term of years expiring 23.05.13 (2) IR & I | £10,500 p.a. Reversion 2013 |

- (1) Or upon such later date as is specified in writing in the notice, but only on the basis that the rent could be received just once during the term.
It appears that no such notice has been served by the landlord to date.
(2) Original lease 6 years from 24th May 2005. A lease renewal signed 2 years from 24th May 2011.

Total £37,920 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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