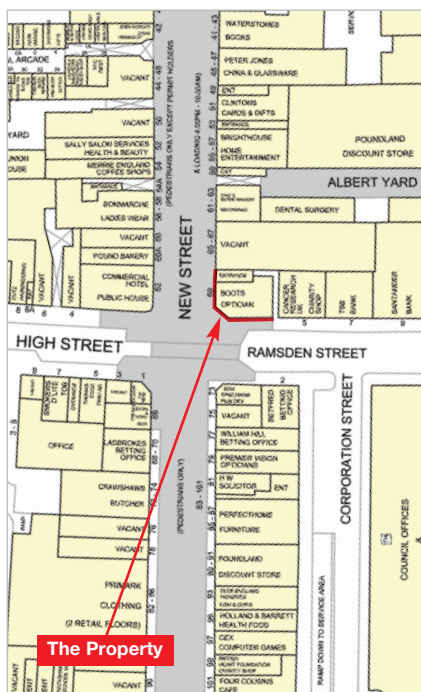


# Huddersfield

69/71 New Street  
West Yorkshire  
HD1 2BQ

- **Virtual Freehold Shop Investment**
- Lease renewal to Boots Opticians Professional Services Ltd
- Prominent corner position
- Pedestrianised town centre location
- Reversion 2019
- Current Gross Rent Reserved  
**£65,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Virtual Freehold. Held from Kirklees Council for a term of 999 years from 25th March 1870 at an apportioned ground rent of £3.48 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 in the heart of the town centre on the pedestrianised New Street at its junction with High Street.

Occupiers close by include Waterstones, Santander, Carphone Warehouse, Next, Halifax, Yorkshire Bank, Brighthouse, TSB, Ladbrokes, William Hill and Primark.

## Description

This attractive Grade II Listed property is arranged on basement, ground and three upper floors to provide a ground floor and basement opticians with self-contained office accommodation on the three upper floors which is not presently used by the tenant.

The property provides the following accommodation and dimensions:

Gross Frontage	9.70 m	(31' 10")
Net Frontage	7.80 m	(25' 7")
Return Frontage	9.75 m	(31' 11")
Shop & Built Depth	17.50 m	(57' 5")
Basement	144.00 sq m	(1,550 sq ft)
Ground Floor	176.65 sq m	(1,901 sq ft)
First Floor	86.60 sq m	(932 sq ft)
Second Floor	89.80 sq m	(967 sq ft)
Third Floor	77.50 sq m	(834 sq ft)
Total	574.55 sq m	(6,184 sq ft)

## Tenancy

The entire property is at present let to BOOTS OPTICIANS PROFESSIONAL SERVICES LTD for a term of 5 years from 1st November 2014 at a current rent of £25,000 per annum rising to £35,000 per annum on 1st November 2015 and £65,000 on 1st November 2016. The lease contains full repairing and insuring covenants. The Vendor will 'top-up' the rent from completion to 1st November 2016 such that the purchaser in effect receives £65,000 per annum from completion. We understand the property was previously let to Boots Opticians on a lease that expired in June 2012 at a rent of £106,600 per annum.

## Tenant Information

No. of Branches: 600.

Website Address: [www.boots.com/en/opticians](http://www.boots.com/en/opticians)

For the year ended 31st March 2013, Boots Opticians Professional Services Ltd reported a turnover of £240.627m, a pre-tax profit of £18.731m, shareholders' funds of £102.211m and a net worth of £54.711m. (Source: riskdisk.com 12.11.2014)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

EPC Rating 115 Band E (Copy available on website).

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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