

Huddersfield

Unit 3 12/14 Market Street West Yorkshire HD1 2ET

- **Long Leasehold Shop Investment**
- Sublet to Farmfoods Limited on a lease expiring 2028 (1)
- Located in central pedestrianised position near Sainsbury's
- Rent Review 2018
- Current Rent Reserved
£70,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 150 years from 24th June 1986 from Kirklees Metropolitan Council (thus having some 122 years unexpired) at a fixed peppercorn rent without review.

Location

Huddersfield is a major commercial centre with a population of over 140,000, situated 15 miles south-west of Leeds. The property is located in the town centre, in a conservation area near Sainsbury's, which has a 200 space car park at the rear, and opposite the junction with Cloth Hall Street which provides a link to New Street, one of the main shopping thoroughfares. Occupiers close by include Specsavers, Sainsbury's, Halifax Bank and Coral Betting Shop amongst others.

Description

The property is arranged on ground and one upper floor to provide a large and regular corner unit on the ground floor with storage at first floor level. The property benefits from shared service access at the rear.

The property provides the following accommodation and dimensions:

Ground Floor Sales	560.30 sq m	(6,031 sq ft)
First Floor Ancillary	329.10 sq m	(3,542 sq ft)
Total	889.40 sq m	(9,573 sq ft)

NB: Areas taken from www.voa.gov.uk

Tenancy

The entire property is at present let to FARMFOODS LTD for a term of years from 29th September 1986, expiring 28th September 2028 at a current rent of £70,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

There is a tenant's break clause in 2023 (1).

Tenant Information

Website Address: www.farmfoods.com

For the year ended 3rd January 2015, Farmfoods Ltd reported a turnover of £811.765m, a pre-tax profit of £20.810m and a net worth of £80.748m. (Source: Experian 03.06.2016.)

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.

