Huddersfield

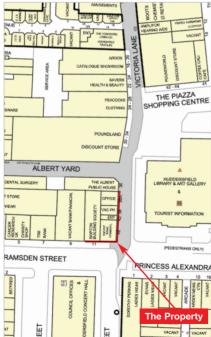
11-13 Ramsden Street **West Yorkshire HD1 2SX**

- Freehold Town Centre Investment
- · Comprises three shops and a café/bar
- Tenants include Skipton Building Society
- Asset management opportunity
- No VAT applicable
- Reversions from 2017
- Total Current Rents Reserved

£120,410 pa

On the Instructions of a Major **Fund**







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 at the junction of Victoria Lane and Ramsden Street, opposite the Piazza Shopping Centre.

Occupiers close by include Poundland, Peacocks, TSB Bank, Cancer Research, Betfred, Dorothy Perkins, Evans and Savers, amongst many

Description

The property is arranged on basement, ground and three upper floors to provide three ground floor shops, one of which benefits from a basement, together with a café/bar to the upper floors, which is separately accessed from Victoria Lane.

VAT is not applicable to this lot.

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	
11 Ramsden Street	Skipton Building Society (1)	Gross Frontage Net Frontage Shop Depth Built Depth Basement	5.45 m 4.60 m 17.91 m 19.13 m 97.55 sq m	(17' 10") (15' 1") (58' 9") (62' 9") (1,050 sq ft)	FR & I	£40,160 p.a.	Reversion 2017	
40 Victoria Lane Ground Floor	Newcastle Building Society (not in occupation)	Gross Frontage Return Frontage Net Frontage Shop Depth	9.65 m 8.65 m 6.95 m 10.00 m			£40,250 p.a.	Reversion 2018	
First, Second & Third Floors 11 and 13 Ramsden Street	Richard Downey (t/a Rock Café)	First Floor (3) Second Floor (3) Third Floor (3) Total (3)	355 sq m 315 sq m 60 sq m 730 sq m			£40,000 p.a.	Reversion 2019	
42 Victoria Lane Ground Floor	Vacant	Gross Frontage Net Frontage Shop Depth	6.65 m 5.30 m 8.75 m	(21' 10") (17' 5") (28' 8")				

(1) For the year ended 31st December 2015, Skipton Building Society did not report a turnover. They reported a pre-tax profit of £146.9m,

shareholders' funds of £1.179bn and a net worth of £1.026bn. (Source: Experian 08.06.2017.)

(2) The tenant has served a Section 26 Notice requesting a new lease (3) Gross Internal Area.

Total £120,410 p.a.