

# 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 others.

### 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

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.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 5.45 m (17' 10") Net Frontage 4.60 m (15' 1") Shop Depth 17.91 m (58' 9") Built Depth 19.13 m (62' 9") Basement 97.55 sq m (1,050 sq ft)	25 years from 24.06.1992 (2) Rent review every 5th year FR & I	£40,160 p.a.	Reversion 2017
40 Victoria Lane Ground Floor	Newcastle Building Society (not in occupation)	Gross Frontage 9.65 m (31' 8") Return Frontage 8.65 m (28' 5") Net Frontage 6.95 m (22' 9") Shop Depth 10.00 m (32' 9")	25 years from 24.06.1993 Rent review every 5th year FR & I	£40,250 p.a.	Reversion 2018
First, Second & Third Floors 11 and 13 Ramsden Street	Richard Downey (t/a Rock Café)	First Floor (3) 355 sq m (3,821 sq ft) Second Floor (3) 315 sq m (3,391 sq ft) Third Floor (3) 60 sq m (646 sq ft) Total (3) 730 sq m (7,858 sq ft)	25 years from 25.03.1994 Rent review every 5th year FR & I	£40,000 p.a.	Reversion 2019
42 Victoria Lane Ground Floor	Vacant	Gross Frontage 6.65 m (21' 10") Net Frontage 5.30 m (17' 5") Shop Depth 8.75 m (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.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms S Badham, CMS CMNO LLP. Tel: 0207 367 3058 e-mail: [sally.badham@cms-cmno.com](mailto:sally.badham@cms-cmno.com)