

FOR SALE
PART INVESTMENT, PART VACANT POSSESSION
POTENTIAL FOR UPPER FLOOR CONVERSION
SUBJECT TO CONSENT



8/10/12 KIRKGATE
HUDDERSFIELD
HD1 1QH

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Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

8/10/12 Kirkgate, Huddersfield

LOCATION:

The property is located in Huddersfield town centre on the south side of Kirkgate close to the junction with Market Place. Occupiers nearby include Corals, Nationwide Building Society and McDonalds.

DESCRIPTION:

The premises comprises a 3 storey stone built shop property under a slate roof currently divided into two units. The majority of the property is available with vacant possession and comprises:-

10/12 Kirkgate

The accommodation with the following approximate floor areas is:-

| | | |
|---------------------------------|-----------|----------|
| Ground Floor Sales | 896 sq ft | 83.2 sqm |
| Basement Seating Area | 632 sq ft | 58.7 sqm |
| First Floor Offices and Toilets | 575 sq ft | 53.4 sqm |
| Second Floor Offices | 956 sq ft | 88.8 sqm |

8 Kirkgate

The accommodation with the following approximate floor areas is:-

| | | |
|--------------------|-----------|--------|
| Ground Floor Sales | 331 sq ft | 31 sqm |
| Kitchen | 43 sq ft | 4 sqm |
| WC | | |

TENURE:

The property is held on a lease for a term of 999 years from 25 January 1885 at a nominal rent.

10/12 Kirkgate is with vacant possession

8 Kirkgate is subject to a lease for a term of 5 years from 17 January 2023 at a rent of £8,000 per annum.

PRICE:

Offers in the region of £280,000 are invited for the long leasehold interest.

8/10/12 Kirkgate, Huddersfield

VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

| | | |
|---|---------------|---|
| Merrie England 10-12 Kirkgate HUDDERSFIELD HD1 1QH | Energy rating | Valid until: 29 November 2032 |
| | D | Certificate number: 7229-1271-5547-4661-6823 |

| | |
|------------------|---|
| Property type | Restaurants and Cafes/Drinking Establishments/Takeaways |
| Total floor area | 423 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

