

bramleys

COMMERCIAL

To Let

Upper Floors
11-13 Ramsden Street
Huddersfield
HD1 2SX

Rent
£25,000
per annum



LONG ESTABLISHED BAR/CLUB PREMISES

639.08m² (6,879ft²)

- Positioned opposite Huddersfield Piazza close to Huddersfield University Campus and within what is planned to be the cultural quarter of the town centre as part of the Kirklees Council Blueprint.

INVESTMENT • INDUSTRIAL • LEISURE • RETAIL • OFFICE

DESCRIPTION

The property provides accommodation over 1st and 2nd floors which have been occupied by the Rock Café for nearly 30 years. The premises have an independent ground level entrance with the first floor occupied as a bar/café, and the second floor as a club venue. In addition, there are staff facilities and office to the third floor.

The accommodation extends to approximately 639.08m² (6,879ft²) and presents an excellent opportunity for a club, drinking establishment, restaurant or other leisure operator to lease premises in a well established and recognised area close to the Huddersfield University Campus and within the town centre.

LOCATION

Huddersfield is a large town in England with a population of 124,000 and is the administrative centre of the Kirklees Local Authority, which comprises a population of 370,000. Huddersfield is a textile town which has now developed a diverse economy and benefits from good communication links, being approximately 3 miles from the M62 motorway access at Outlane and Ainley Top (Junctions 23 and 24), and approximately four miles from Junction 24 at Clifton.

The property is positioned to the south-eastern side of the town centre opposite the library and retail Piazza which is intended to form part of the cultural quarter of the town centre within the Kirklees Council Blueprint. This is a location which is accessible from the University Campus and student accommodation in the nearby vicinity. The area is also within walking distance of the train and bus stations.



ACCOMMODATION

GROUND FLOOR 7.50m² (81ft²)

Entrance Lobby

FIRST FLOOR 308.11m² (3,317ft²)

Bar & dance floor,
Open plan bar and seating area
Kitchen, lobby & gents toilet facilities

MEZZANINE
Ladies toilet facilities

SECOND FLOOR 265.82m² (2,861ft²)

Open plan club area with dance floor
and bar, store room
Ladies and gents toilet facilities

THIRD FLOOR 57.65m² (620ft²)

Office and secure store

NET INTERNAL FLOOR AREA 639.08m² (6,879ft²)

RENT
£25,000 per annum

RATEABLE VALUE
£17,500

This will be charged back by the local Rating Office at the Uniform Business Rate of 51.2p/£ (2023/24).

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING
Contact the Agents.

Jonathan Wilson BSc (Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

George Aspinall
George.aspinall@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to be on effective full repairing and insuring terms and incorporate 3 yearly rent reviews.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: C.

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Huddersfield

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PROPOSED KIRKLEES CULTURAL HEART DISTRICT

11-13 Ramsden
Street



<https://www.kirkleesculturalheart.co.uk/>

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