

bramleys

COMMERCIAL

For Sale

37-39 Queensgate
Huddersfield
HD1 2RD

Price:
Offers in the
region of
£195,000



TOWN CENTRE COMMERCIAL PREMISES

124.7m² (1,342ft²)

Plus Basement Stores

34.1m² (367ft²)

- Suitable for bar, restaurant, coffee shop or alternative commercial use
- Positioned fronting Huddersfield Ring Road opposite the main University Campus
- Within walking distance of the main leisure area within Huddersfield town centre and the main entrance of the Kingsgate Shopping Centre

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DESCRIPTION

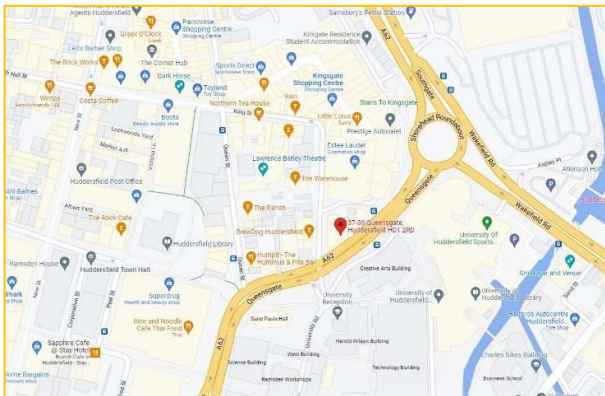
The property comprises a two storey stone built commercial building positioned fronting the Ring Road on the edge of Huddersfield town centre. It has previously been used as a bar and restaurant and provides good quality accommodation over 2 levels, in addition to basement stores.

The ground and first floor extend to 1,342ft², and the availability of the property provides an excellent opportunity to acquire premises suitable for use as a bar or restaurant which is highly visible on the edge of the town centre and is well positioned for visitors to the University and student Halls of Residence.

LOCATION

Huddersfield is a large town in England with a population of 124,000. Huddersfield town centre 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. Huddersfield is approximately eleven miles from junction 38 of the M1 motorway.

The property is well positioned and opposite the main Campus of the University of Huddersfield and within walking distance of the main leisure district within the town centre and the main entrance of the Kingsgate Shopping Centre. It is visible on the Huddersfield Ring Road and near to leisure occupiers including Wetherspoons and Slug & Lettuce.



ACCOMMODATION

LOWER GROUND FLOOR
Basement Stores 34.1m² (367ft²)

GROUND FLOOR
Restaurant, Kitchen & Storage 72.1m² (776ft²)

FIRST FLOOR
Restaurant and Seating Area 52.6m² (566ft²)

OUTSIDE

To the front of the property is a small seating or parking area.

PRICE

Offers in the region of £195,000.

RATEABLE VALUE & UNIFORM BUSINESS RATE
£10,750

Uniform Business Rate of 49.9p/51.2p/£ (2023/24).

It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

TENURE

The property is held under 2 separate long leasehold titles for terms of 999 years from 29 September 1929.

VIEWING

Contact the Agents.

George Aspinall
George.aspinall@bramleys1.co.uk

Jonathan Wilson
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VAT

VAT may be charged on the property 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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