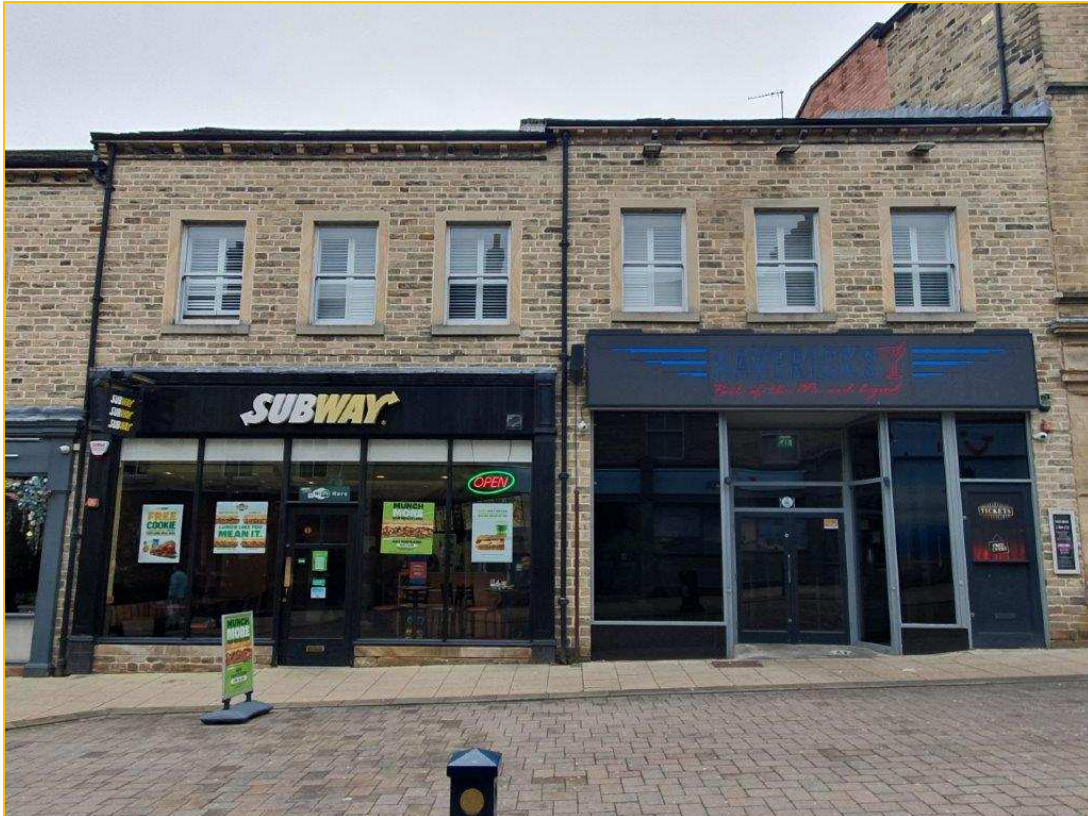


**32-34 King Street
Huddersfield
HD1 2QT**

**Price:
£500,000**



TOWN CENTRE COMMERCIAL INVESTMENT

Generating £81,000 per annum
Initial Yield 16.2%

- Ground floor retail unit occupied by Subway Realty, with the remainder of the property occupied as a bar/nightclub
- Prominent position within the centre of Huddersfield opposite the Kingsgate Shopping Centre

DESCRIPTION

The property comprises a two storey stone built commercial building which provides ground floor retail accommodation with upper floor nightclub.

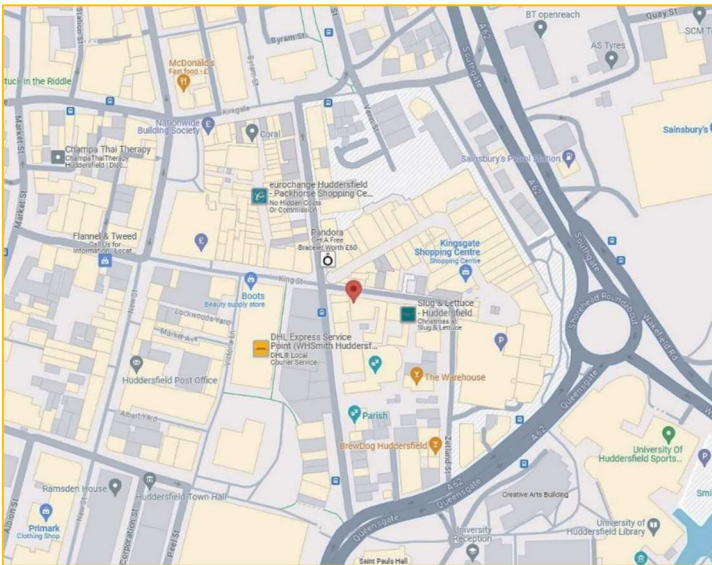
The property is leased to 2 separate tenants, with Subway Realty occupying the ground floor of 34 King Street, and Mavericks Nightclub occupying the ground floor of 32 King Street and all of the upper floors.

The passing rent under the occupational leases amounts to £81,000 per annum, and the asking price therefore provides an initial yield of 16.2%.

LOCATION

The property is well located in the centre of Huddersfield opposite the Kingsgate Shopping Centre and within the main nightlife district of the town. It is also a short distance from the main campus of Huddersfield University.

Huddersfield is a university town, with the university having an enrolment of approximately 20,000 students, and a residential population of approximately 163,000. It is a main town within the Kirklees Local Authority area and benefits from good connectivity having excellent train links, being on the Transpennine Express line between Leeds and Manchester. It is also accessible for Junctions 23 & 24 of the M62 motorway network.



ACCOMMODATION

32 KING STREET

GROUND FLOOR

Sales/Bar Area 95.53m² (1,028ft²)

FIRST FLOOR

Nightclub 146.17m² (1,574ft²)

Kitchen 34.10m² (367ft²)

Total 275.80m² (2,969ft²)

34 KING STREET

GROUND FLOOR

Sales Area 74.90m² (806ft²)

Overall Total

350.70m² (3,775ft²)

TENANCIES

32 King Street

Let to Rambles 8 Limited for a term of 7 years from 15 July 2021 at a passing rent of £51,000 per annum.

34 King Street

Let to Subway Realty Limited for a term of 10 years from 23 May 2014 at a passing rent of £30,000 per annum.

PRICE

£500,000

TENURE

Freehold

RATEABLE VALUE & UNIFORM BUSINESS RATE

32 King Street - £23,250

34 King Street - £17,250

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

VIEWING

Contact the sole Agents.

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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:

32 King Street – C Rating

34 King Street – D Rating

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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