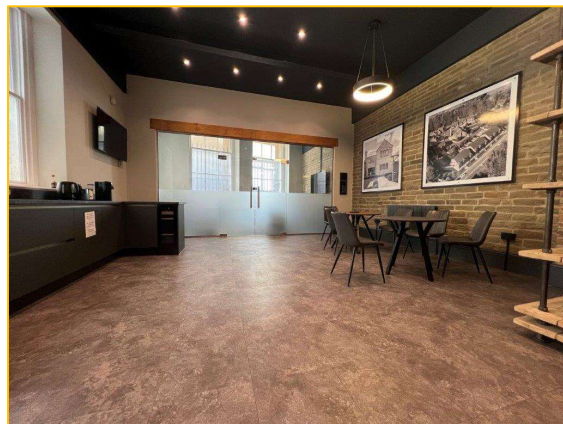


**12 St Georges Square
Huddersfield
HD1 1JF**

**Price: OIEO
£550,000**



TOWN CENTRE OFFICE INVESTMENT OPPORTUNITY

**Current Rental Income £43,410 per annum with
prospect of rental growth to £50,410 per annum**

617.8m² (6,650ft²) GIA

- Prominent Grade 2 Listed Building Situated in the attractive St Georges Square opposite the railway station
- Excellent opportunity to acquire a prominent building within the main commercial district of Huddersfield town centre.

DESCRIPTION

The property comprises a 4 storey Grade 2 Listed office building situated within St Georges Square opposite the railway station in Huddersfield town centre. The building has an ashlar stone face and provides good quality office accommodation which has been refurbished within the last 5 years.

The property is divided into multiple office suites offering the prospect of holding the building as an investment, or alternatively provides the option for a business to occupy some of the space and generate an income from the remainder.

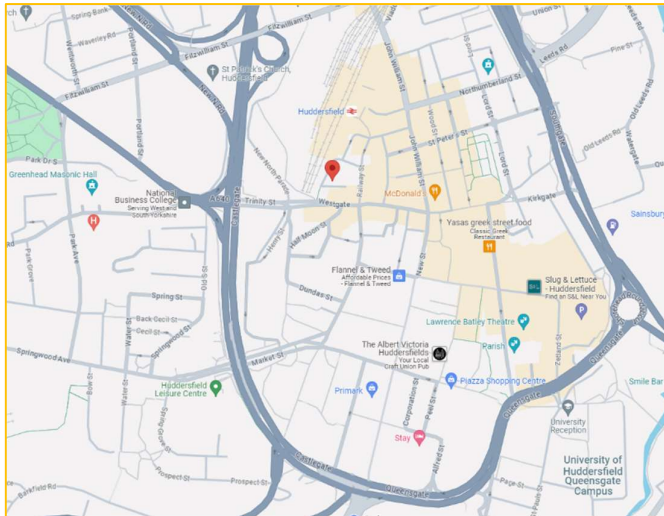
The property is currently generating an income of £43,410 per annum with the prospective of rental growth to £50,410 per annum.

The offices range from 350ft² to 1,200ft² and are accordingly good-sized offices, with the building benefiting from having an internal passenger lift, security alarm system, fire alarm system and intercom system.

LOCATION

Huddersfield is a large town in England with a population of 141,692 and is the administrative centre of the Kirklees Local Authority, which comprises a population of 433,300. Huddersfield 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 and therefore there is good access to the principal trading centres of East Lancashire and West Yorkshire.

The property is positioned in St Georges Square opposite the train station and close to all amenities provided by the town centre.



ACCOMMODATION

GROSS INTERNAL FLOOR AREA 617.8m² (6,659ft²)

OUTSIDE

Off road car parking nearby and yard area to the rear for bin storage etc.

TENANCY DETAILS

The property is a multi-occupied office building with tenants including Bramleys LLP, Superultrare Limited, Carbon Plan Engineering Limited and Heywood Homes Limited.

Copies of the tenancy documents are available from the Agents office on request. The passing rent is £41,410 per annum, with the prospect of rental growth through the letting of the ground floor communal area to £50,410 per annum.

ASKING PRICE

Offers in Excess of £550,000

TENURE

The property is held under a Leasehold Title for a term of 999 years from 29 September 1896. The title includes a right for the occupiers of the adjoining building to pass over the common parts for access to interconnecting doors.

SERVICES

The property has mains electricity to the building and all individual offices are metered by way of a sub-meter monitored by the landlord and recharged to the tenant on a quarterly basis.

VIEWING

Contact the joint agents

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk / 07766774500

VAT

VAT is chargeable on the property and rent.

EPC ASSET RATING: TBC

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

14 St Georges Square

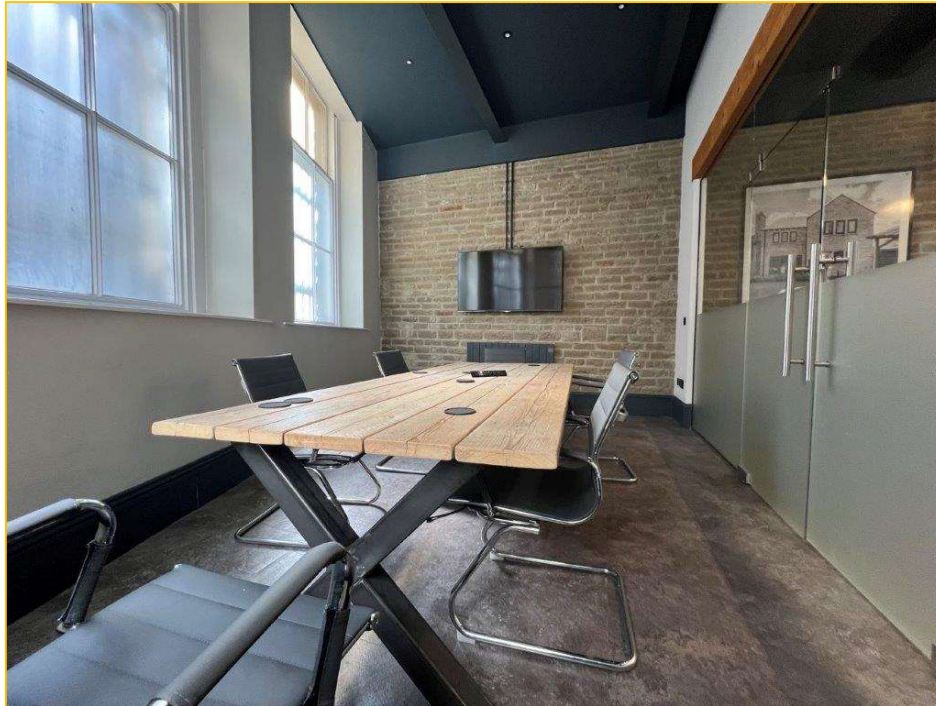
Huddersfield

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