

**TO LET / FOR SALE: CHARACTERFUL GRADE II LISTED
HQ OFFICE BUILDING / REDEVELOPMENT OPPORTUNITY
(Subject to Planning)**

From 5,146 ft² – 20,326 ft²

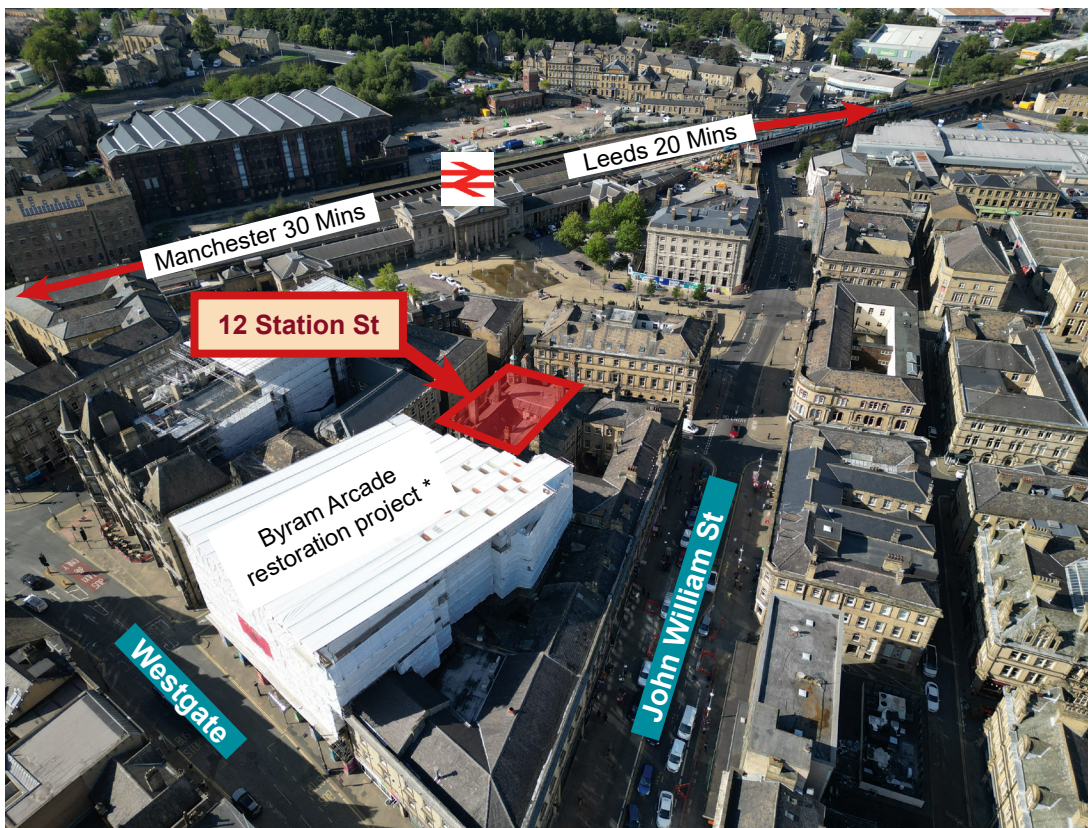
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JONES**

0113 243 1133

www.fjltd.co.uk

Station Street Buildings, 12 Station Street, Huddersfield, HD1 1LN





* Byram Arcade has been identified as needing restoration work to the roof, windows and stonework. Completed in 1881, it is Huddersfield's oldest shopping centre. Over three impressive floors, it still has plenty of original design features, such as the beautiful ironwork on staircases and balconies, and the colourful period tiles on the ground floor.

Property Overview

- A rare opportunity to acquire a grand building close to Huddersfield Train Station
- Attractive period HQ office building
- Substantial three-storey building with a lower ground floor
- Multiple entry points with the opportunity to carve off part of the building
- Flexible building with the ability to split floor by floor or subdivide into smaller office suites
- Strategically located within Huddersfield town centre being visible to Huddersfield train station & St George's Square
- Grade II listed
- Freehold
- Significant redevelopment potential (subject to planning)
- Suitable for a wide variety of uses (subject to planning)

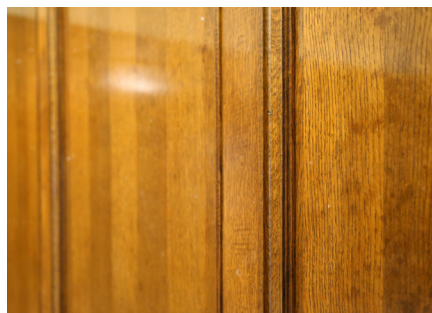
OVERVIEW

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Specification

- Original panelling
- Feature, retained turret rooms
- Raised access floors
- Feature / grand entrance
- Feature staircase
- Gas Central heating
- LED lighting (part)
- WC facilities throughout
- Fitted kitchen facilities
- Fitted reception
- Natural ventilation
- Part original flooring
- Air conditioning



Description

- 12 Station Street is a Grade II listed landmark, stone built, characterful building in central Huddersfield, which has most recently been used for offices, providing accommodation over four principal levels.
- The building has been modernised whilst retaining some original features with the existing layout providing a series of private offices, storage space and meeting rooms as well as larger office workspace and a reception area with ancillary accommodation.
- Whilst the preference is to let the premises as a whole for ongoing commercial use, there is the potential to split and isolate the lower ground floor.
- The building is suitable for a variety of uses including an education facility, as a clinic or any other uses (STP).

Accommodation

Floor	Sq. M.	Sq. Ft.
Lower Ground Floor	388	5,178
Ground Floor	405	5,146
First Floor	385	5,696
Second Floor	378	4,306
Total	1,556	20,326

PROPERTY DETAILS

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GALLERY

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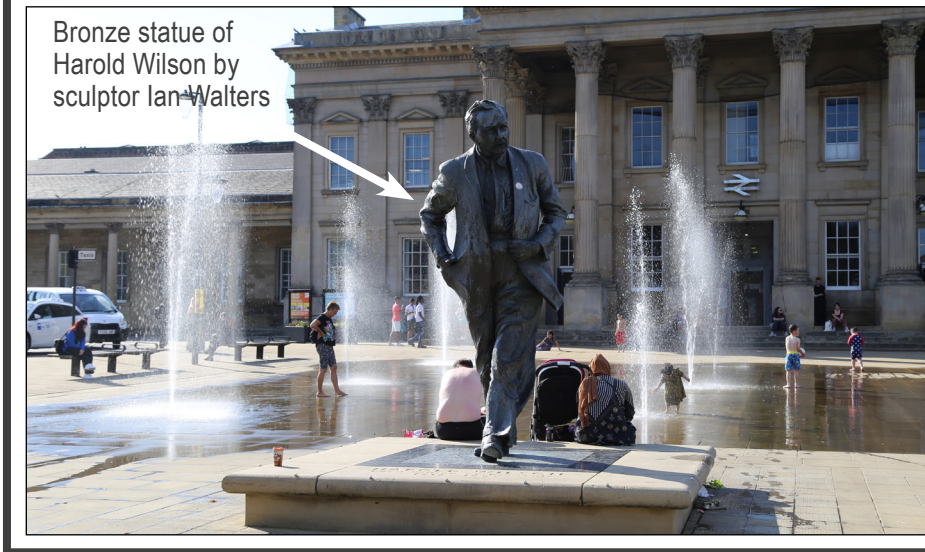
Location

The building is located on Station Street within the commercial district of the Town Centre in an accessible position for the Bus Station and the town's multi-storey car parks.

St George's Square is visible and within close walking distance from the Station Street Buildings which houses Huddersfield Railway Station, providing excellent transportation links across the North of England through the TransPennine Train route connecting to Leeds and Manchester.

Huddersfield Ring Road forms further accessibility to all main arterial routes including the A62 Leeds Road and both Junction 23 and Junction 24 of the M62.

Only a short distance from Station Street Buildings, just outside Huddersfield Ring Road, is the proposed redevelopment of the former Huddersfield Sports Centre site which is to become a new National Health Innovation Campus for Huddersfield University.

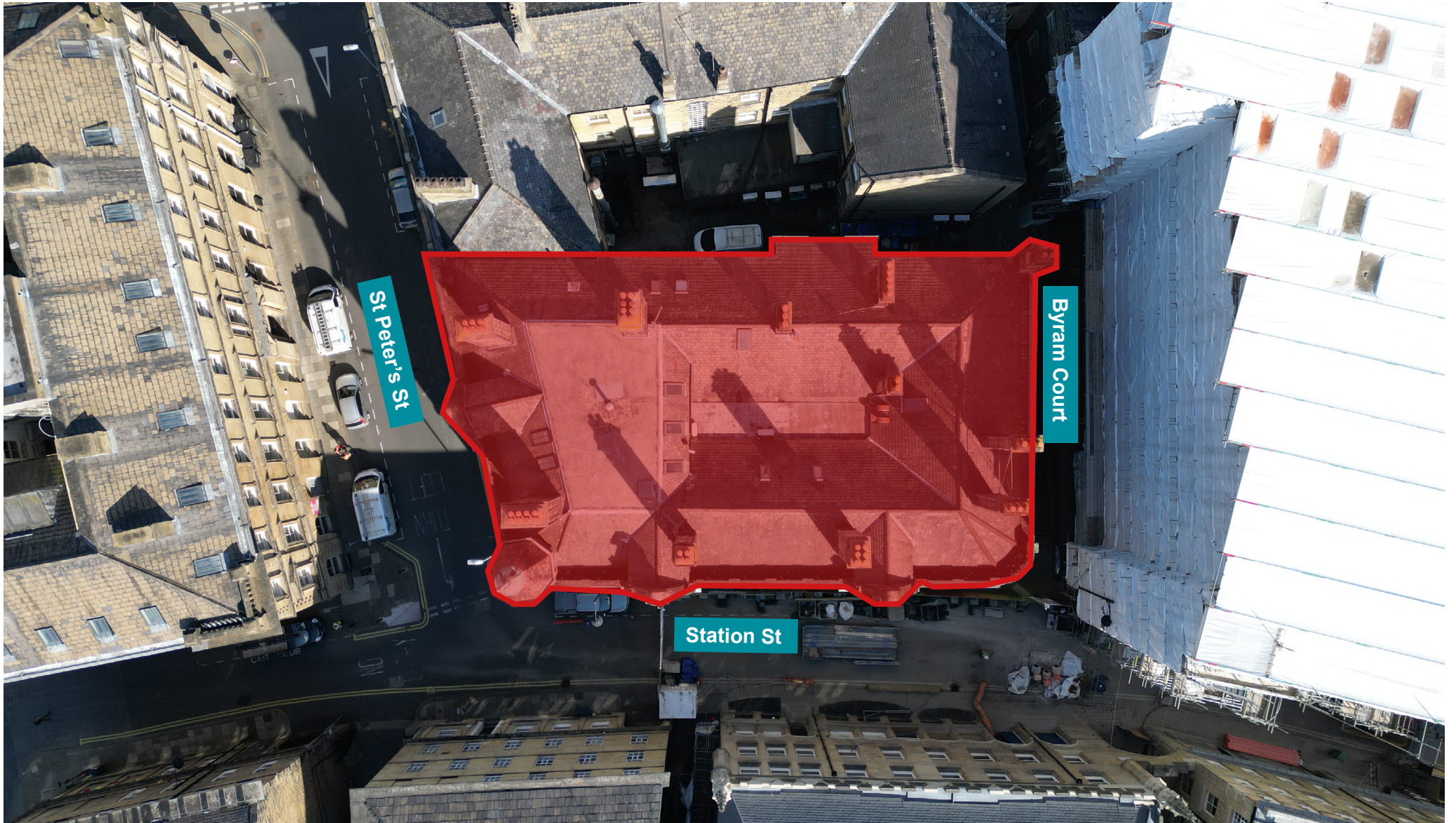


Bronze statue of Harold Wilson by sculptor Ian Walters

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AERIAL VIEW

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LOCAL CONTEXT

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Site History

Following the arrival of the Leeds-Manchester Railway (1849) and the construction of JP Pritchett's grand station building, the Ramsden family, who owned the manor of Huddersfield from 1599 to 1920, were responsible for much of the development of the New Town.

The buildings included warehouses, offices, retail and hospitality – all of which were designed with similar ashlar-faced neoclassical or Italianate street frontages. Buildings were designed mainly by local architects but overseen by London architect, William Tite.

According to British Listed Buildings, the architect of **12 Station Street** was John Hatchard-Smith, and it was built in the early 20th Century.

The building was first listed as Grade II on 29 September 1978.

2 firms of solicitors, an investment agency and a firm of accountants are known to have had offices in the building.



Armitage & Norton (chartered accountants) was very well known for its knowledge of textile firms and was responsible for the audit of dozens of textile companies in West Yorkshire. It was founded in 1878 and subsequently expanded beyond its five offices in West Yorkshire, but the Huddersfield office was always the head office of the whole firm.

In 2012 a former member of Armitage and Norton commented that: “The site of Station Street Buildings was acquired in 1900 and was considered to be – and still is – one of the finest buildings in Huddersfield with its carving of ‘Station Street Buildings’ still present in the northerly corner.”

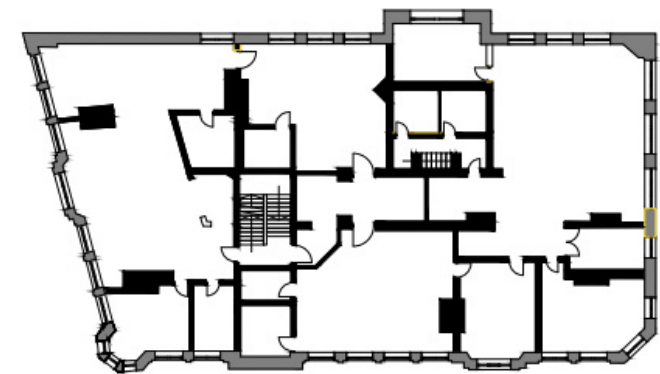
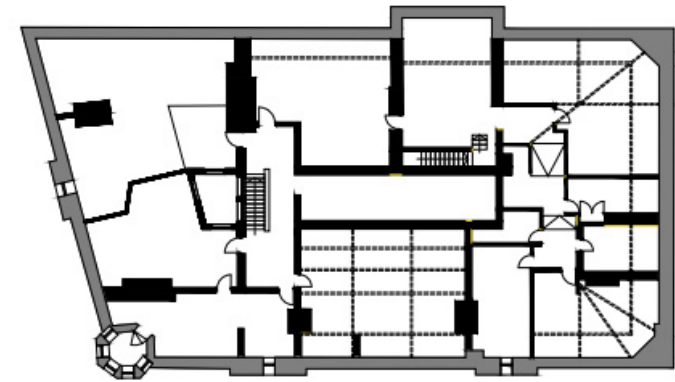
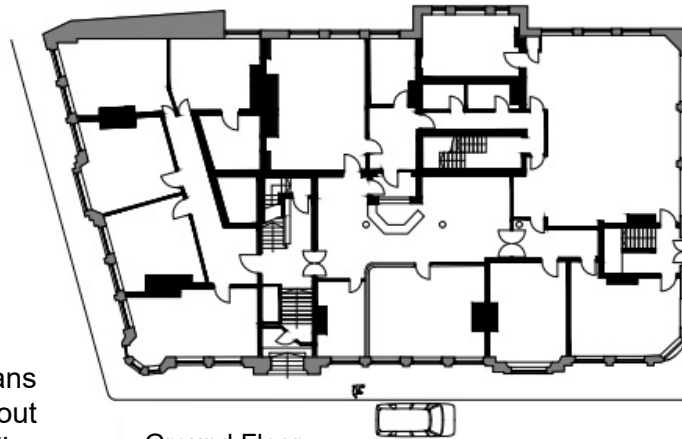
HISTORY

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EXISTING FLOOR PLANS *

* General arrangement plans reflecting the existing fit-out and multiple partition walls



FLOOR PLANS

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RESIDENTIAL CONVERSION POTENTIAL

The property offers considerable potential and is suitable for a variety of uses (subject to requisite planning).

Feasibility studies have been undertaken for conversion of the existing. The draft scheme includes 20 apartments which are a mixture of 9x one-bedroom & 11x two-bedroom.

Interested parties are advised to make their own enquiries with the local planning authority.

Area reduced by 15% to account for reduced headroom under the eaves.

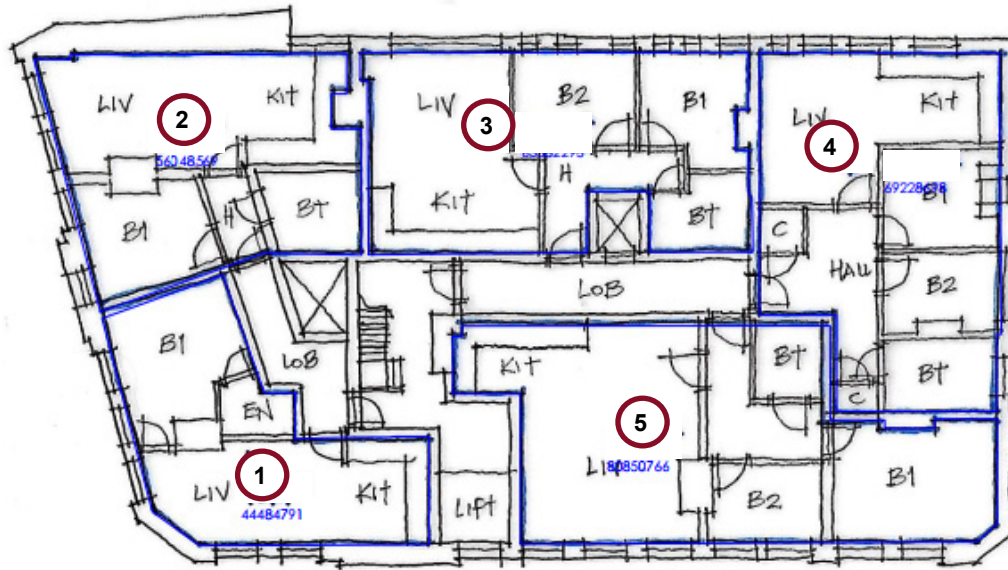
Floor	Apartment	No. Bedrooms	Sq. M.	Sq. Ft.
LG	1	1	44	474
LG	2	1	56	602
LG	3	2	63	678
LG	4	2	69	742
LG	5	2	80	861
Total:	5	8	312	3,357
G	6	1	39	419
G	7	1	54	581
G	8	2	71	764
G	9	2	74	797
G	10	2	75	807
Total:	5	8	313	3,368
01	11	1	46	495
01	12	1	53	570
01	13	2	67	721
01	14	2	68	731
01	15	2	69	742
Total:	5	8	303	3,259
02	16	1	56	516
02	17	1	51	462
02	18	1	58	527
02	19	2	67	614
02	20	2	66	603
Total:	5	7	298	2,722
Overall Total	20	31	1226	12,706

DEVELOPMENT POTENTIAL

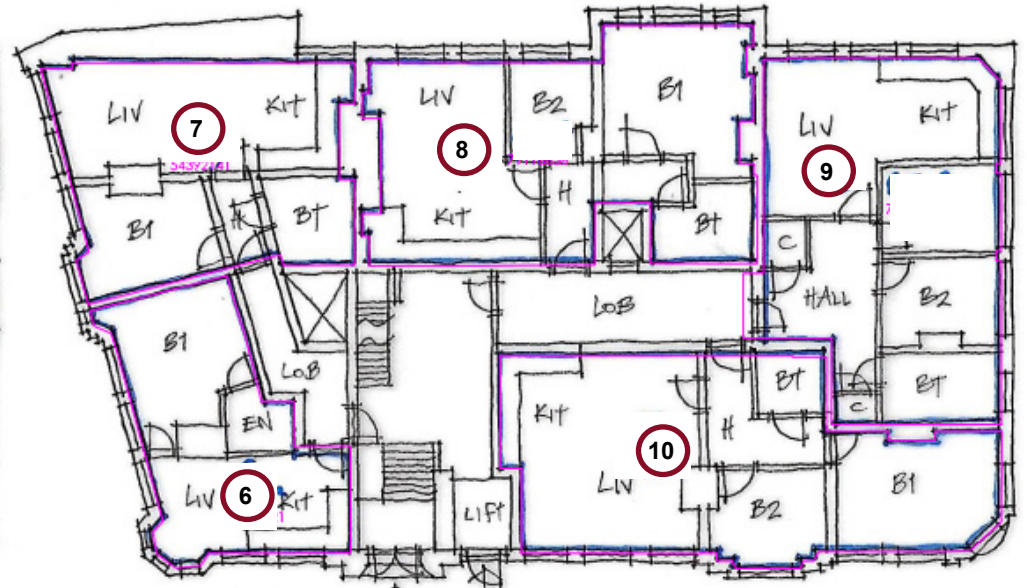
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PROPOSED LOWER GROUND FLOOR



PROPOSED GROUND FLOOR



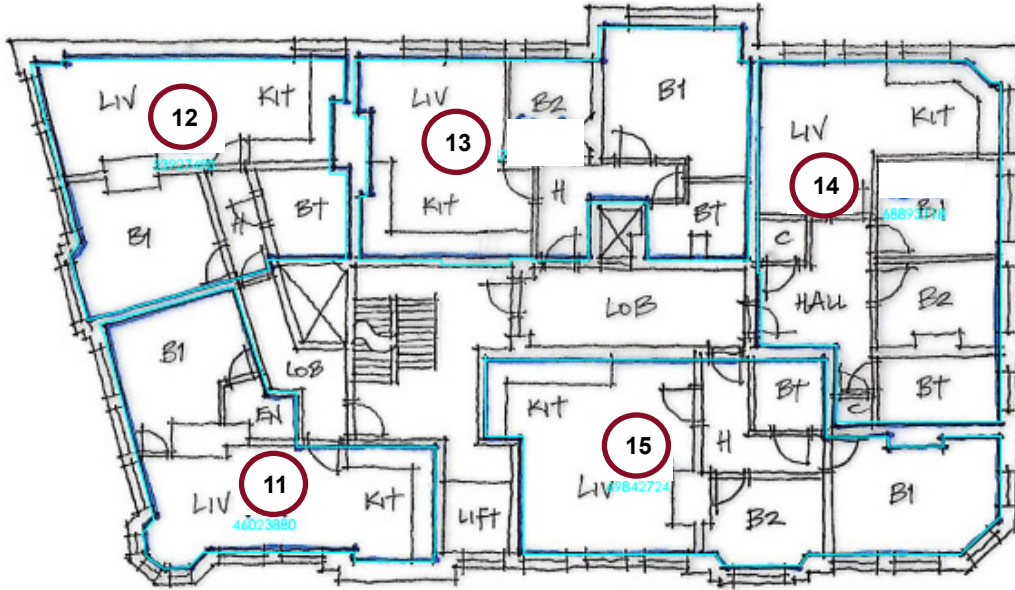
See Table on Page 10 for details of apartment sizes

PROPOSED FLOOR PLANS

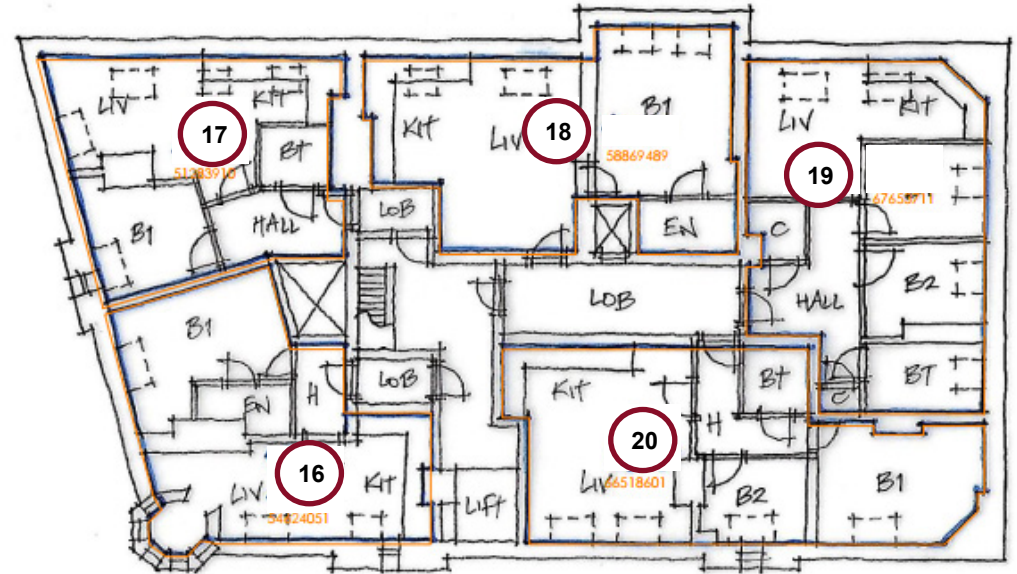
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PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



See Table on Page 10 for details of apartment sizes

PROPOSED FLOOR PLANS

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Viewing & further information

Please contact the joint letting / selling agents:

Fox Lloyd Jones:

Nick Salkeld

Nick.Salkeld@fljtd.co.uk

Harry Finney

Harry.Finney@fljtd.co.uk

Zac Parker

Zac.Parker@fljtd.co.uk



Michael Steel & Co:

Alec Michael

Alec@michaelsteel.co.uk

Ben Preston

Ben@michaelsteel.co.uk



Quoting Rent On Application

Guide Price On Application

Tenure:

Freehold YY132093

Lease Terms:

The whole premises are offered by way of a new lease on an effectively full repairing and insuring basis subject to rent being agreed. Alternatively applications to rent the lower ground floor in isolation or the main three floors as a whole will be considered upon their merits.

Rateable Value:

Ground, First & Second Floor RV £83,000 and Lower Ground Floor RV £26,000
Empty Property Relief applies to Listed Buildings

Planning:

The premises have an existing commercial/office use although could be suitable for redevelopment/ conversion to alternative uses, including residential (subject to requisite planning).

Energy Performance Certificate:

Available upon request

VAT:

All rents and prices are quoted exclusive of VAT

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared September 2023