



Sanderson
Weatherall

TO LET/ MAY SELL



ST PATRICK'S CENTRE, 2 TRINITY STREET, HUDDERSFIELD, WEST YORKSHIRE, HD1 4DA

sw.co.uk



TO LET

As a whole or in individual floors

Or

MAY SELL

Unique Town Centre premises with potential for a variety of uses (subject to consent)

LOCATION

St Patrick's Centre is prominently located within Huddersfield Town Centre, very close to the main bus and train stations and a short distance from Kirklees College. The surrounding area comprises predominantly offices, shops and leisure uses.

DESCRIPTION

St Patrick's Centre provides good quality accommodation over ground and three upper floors, last used as a Social Club and separate Dance Studio and suitable for a variety of uses (subject to the necessary consents).

The property is available to let as a whole or on the basis of individual floors. The former stewards flat is also available to let in conjunction with other accommodation within the building.

Alternatively the owner may be prepared to sell the long leasehold interest (held for 951 years from 25 March 1974 at £29pa fixed).

ACCOMMODATION

The accommodation extends to the following approximate gross internal floor areas:-

	m ²	ft ²
Ground Floor		
Former Bar, Snooker Room, Cellar and ancillary accommodation	220.92	2,378
First Floor		
Club Room, Bar, Stage, Artistes area, Separate Function Room	470.09	5,060
Second Floor		
Large Studio, Separate Function Room and Ancillary Areas	470.09	5,060
Third Floor		
Separate 3 Bedroom Flat	93.0	1,001
Total	1,254.1	13,499

Indicative individual floor plans are available.



LEASE TERMS

The accommodation is to be let on a new effective full repairing and insuring lease. The landlord is flexible as to lease term, further details of which are available on request.

It is the clients preference to let the whole building under a single lease but occupation of individual floors will also be considered, as will sale of the long leasehold interest.

Further details of the lease terms, the long leasehold interest and rental/sale prices are available from the sole letting agents.

VAT

It is understood that the property is not elected for VAT and that VAT will not be chargeable on rents and other charges. However, this is to be verified prior to exchange of legal agreements.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC at Energy Rating E (115) valid until 26 June 2032. A copy of the Energy Performance Certificate and Report is available from the sole agents on request.



VIEWINGS/FURTHER INFORMATION

To arrange a viewing or for further information please contact the sole letting agents:

Andrew Ellis: 0113 221 6040

andrew.ellis@sw.co.uk

Or

Henry Tyrrell: 0113 221 6151

henry.tyrrell@sw.co.uk

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