

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

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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:-

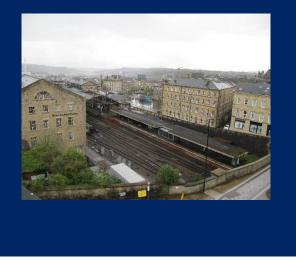
	m²	ft²
Ground Floor		
Former Bar, Snooker Room, Cellar and ancillary accommodation	220.92	2,378
First Floor		
Club Room, Bar, Stage, Artistes area, Separate Function Room	470.09	5,060
Second Floor		
Large Studio, Separate Function Room and Ancillary Areas	470.09	5,060
Third Floor		
Separate 3 Bedroom Flat	93.0	1,001
Total	1,254.1	13,499

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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.

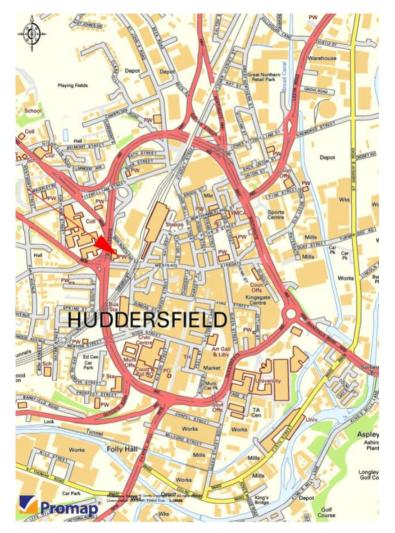
Further details of the lease terms, the long leasehold interest and rental/sale prices are available from the sole letting agents.

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.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not ake or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars; are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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VIEWINGS/FURTHER INFORMATION To arrange a viewing or for further information please contact the sole letting agents:

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andrew.ellis@sw.co.uk

Or

Henry Tyrrell: 0113 221 6151

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