

## Turtle Bay

50 King Street, Huddersfield, West Yorkshire, HD1 2QT



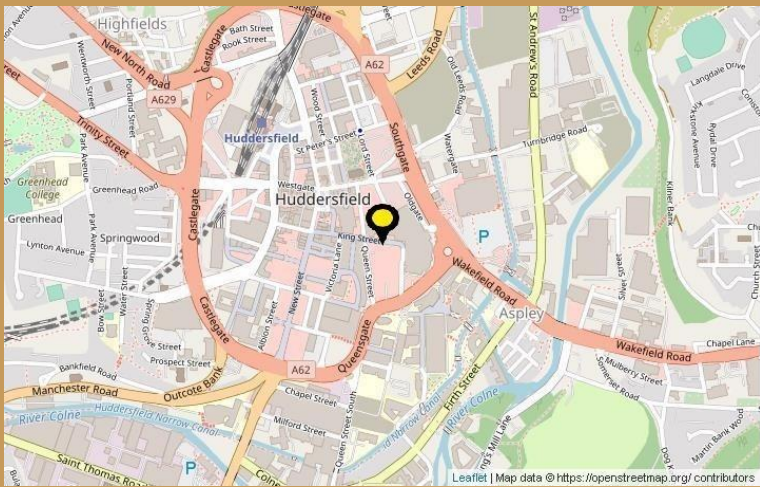
**Size: 9,958 ft<sup>2</sup> (925.10 m<sup>2</sup>)**

**Rent: £50,000 per annum exclusive**

**Town Centre Restaurant  
Suitable for medical/leisure/office uses**

- Substantial restaurant premises available as a whole or in parts
- Opposite Kingsgate Shopping Centre and proximity to University of Huddersfield
- Medical/leisure/restaurant/gym/educational/office uses
- Rateable Value: £67,500 RV and £24,250 RV
- EPC Rating: C (55)
- Sat Nav Postcode: HD1 2QT

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metcalfecommercial.co.uk



## Planning

Falling within Classes A3 & A4 (now Class E) of the Town & Country Planning Use Classes Order 1987, as amended 1 September 2020.



## Location

The property is well positioned at the corner of King Street and Zetland Street, being directly opposite the entrance to House of Fraser within Kingsgate Shopping Centre and a short walk from the University of Huddersfield main campus.

Forming part of the leisure circuit, nearby occupiers include Slug & Lettuce, Lloyd's No.1 Bar and The Lord Wilson. Zetland Street links with the University of Huddersfield and King Street is the primary shopping area within Huddersfield town centre.

## Description

An attractive Grade II Listed building with frontage to King Street and substantial return frontage to Zetland Street, with pavement seating area. Consideration will be given to dividing the accommodation.

Comprising a three-storey building of ornate stone construction, beneath a pitched and hipped slate roof.

The accommodation is arranged over three floors with lofty ground floor bar area benefitting from large display windows and entrance doors, and first and second floors providing additional restaurant and stores, with basement beer cellar.

The has previously held an A3 planning consent with 6am premises licence, and is suitable for a variety of uses subject to planning.

## Accommodation

Floor	Description	Approx ft <sup>2</sup> (m <sup>2</sup> )
Second	Kitchen/Toilets	1,583 ft <sup>2</sup> (147.06 m <sup>2</sup> )
First	Restaurant/Bar	3,634 ft <sup>2</sup> (337.60 m <sup>2</sup> )
Ground	Restaurant/Bar/Toilets	3,597 ft <sup>2</sup> (334.16 m <sup>2</sup> )
Basement	Stores/Beer Cellar	1,144 ft <sup>2</sup> (106.28 m <sup>2</sup> )
<b>TOTAL</b>		<b>9,958 ft<sup>2</sup> (925.10 m<sup>2</sup>)</b>

## Terms

Leasehold: £50,000 per annum exclusive

Available by assignment or subletting on the residue of a tenants full repairing and insuring lease to expire on 14 May 2030, with rent review on 15 May 2025.

## Rateable Value

Restaurant and premises £67,500 RV  
Store and premises £24,250 RV  
The UBR is 51.2 pence in the £ for 2021/2022.

## EPC Rating

The EPC rating is, as follows:  
C (55)

## VAT Status

Rent is quoted exclusive of VAT.

## Legal Costs

Each party is to pay their own legal costs incurred.

## Viewings

By prior appointment contact:  
Jason Metcalfe  
Email: [jason@metcalfecommercial.co.uk](mailto:jason@metcalfecommercial.co.uk)  
Joint agent Brassington Rowan

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