

PRIME RETAIL PROPERTY

HUDDERSFIELD

FOR SALE

(No VAT)



13 King Street & 17 Market Walk
HUDDERSFIELD, HD1 2PZ

LOCATION

The property occupies a prime location on King Street, one of Huddersfield's main pedestrianised shopping thoroughfares.

Adjacent are **Hays Travel**, whilst **Santander**, **H Samuel**, **B&M**, **WH Smith** and the entrance to the **Kingsgate Shopping Centre** are all close by.

Opposite, a redevelopment of the former Piazza as Huddersfield's 'Cultural Heart' has commenced and once complete will provide a live entertainment venue, new library, museum and gallery, together with an urban park, greatly improving the towns attraction as a destination for shoppers.

Huddersfield lies between Manchester and Leeds, having a catchment of approximately 145,000 people within 10 minutes' drive of the town centre.

DESCRIPTION

Comprising a 4 storey building with basement, ground and two upper floors, the property has a ground floor sales area with a principal frontage to King Street and return frontage to Market Walk.

The approximate dimensions and areas are as follows:

Gross Frontage (King Street):	22 ft 6"
Gross Frontage (Market Walk):	44 ft 3"
Net Internal Width:	21 ft 2"
Sales Depth:	43 ft 3"

Ground Floor Net Sales:	837 sq ft
First Floor Staff/Storage:	591 sq ft
Second Floor Ancillary:	774 sq ft
Basement (trap door access):	590 sq ft (approx.).

TENURE

An underlease having a Term of 999 years (less 3 days) from 25 March 1983 at a peppercorn rent, Vacant possession will be given on completion.

SALE PRICE

£275,000.

We are advised that VAT will **not** be payable on the purchase price.

COSTS

Each party to be responsible for their own legal costs.

RATES

Rateable Value: £24,750.00 pa.

Rates Payable: £12,350.25 pa.

For those businesses that qualify, there is a 40% reduction in rates payable between 1.4.25 and 31.3.26, subject to a cap of £110,000 per business. Interested parties should make their own enquiries with Kirklees Council (Tel. 01484 414900).

EPC

Available from the agents on request.

PHOTOS & PLANS

Any plans & photographs provided are correct at the time of publication. Interested parties should not however rely on their accuracy in making any decisions about this opportunity.

AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed purchaser once a sale has been agreed.

The proposed purchaser will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWING

All viewings are to be conducted strictly through the above sole agents:

Howard Moore

☎ 01244 345600

✉ howard@kenneymoore.co.uk

Subject to Contract

14.05.25 (V2)

