

# HUDDERSFIELD HD1 2QT

## 50 KING STREET

### SUBSTANTIAL FORMER RESTAURANT TO LET (May Split)

Potential Gym/Medical/Leisure/Office



#### LOCATION

The premises are prominently located on the corner of King Street and Zetland Street, opposite **Kingsgate Shopping Centre** and the proposed new **8 Screen Light Cinema**. Situated between the University and primary shopping area and forming part of Huddersfield's leisure circuit, nearby occupiers include **Brewdog**, **Lloyds No.1**, **Slug & Lettuce** and **Wetherspoons**.

#### ACCOMMODATION

The premises comprise the following approximate areas:

Ground Restaurant/Bar	3,597 sq ft	334.16 sq m
Basement Ancillary	1,144 sq ft	106.28 sq m
First Restaurant/Bar/WC	3,634 sq ft	337.60 sq m
Second Kitchen/Ancillary	1,583 sq ft	147.06 sq m
<b>TOTAL</b>	<b>9,958 sqft</b>	<b>925.10 sq m</b>

#### LEASE

The property is held on a lease expiring 14 May 2030 at a rent of £100,000 pax (subject to review 15 May 2025).

#### ASSIGNMENT

Incentives are available, subject to covenant.

#### SUB-LET

Offers in the region of **£50,000 per annum exclusive** are invited for a sub-letting of the whole.

Offers for sub-let of part/parts are invited.

#### COSTS

Each party will be responsible for their own costs in this transaction.

#### RATES

We are advised the property is assessed from **April 2023** as follows:

Rateable Value (Restaurant & Premises)	£58,000.00
Rateable Value (Store & Premises)	£21,000.00
UBR's (2024/2025)	54.6p and 49.9p
Estimated Rates Payable (2024/2025)	£31,668 and £10,479
Estimated Payable with Retail Relief	£ 7,917 and £ 2,619

Visit [www.voa.gov.uk](http://www.voa.gov.uk) to confirm or contact the local Rating Authority. Various reliefs may impact the rates payable.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset rating is Band C (55). Copies of the EPC available upon request.

#### VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT.

#### VIEWING & FURTHER INFORMATION

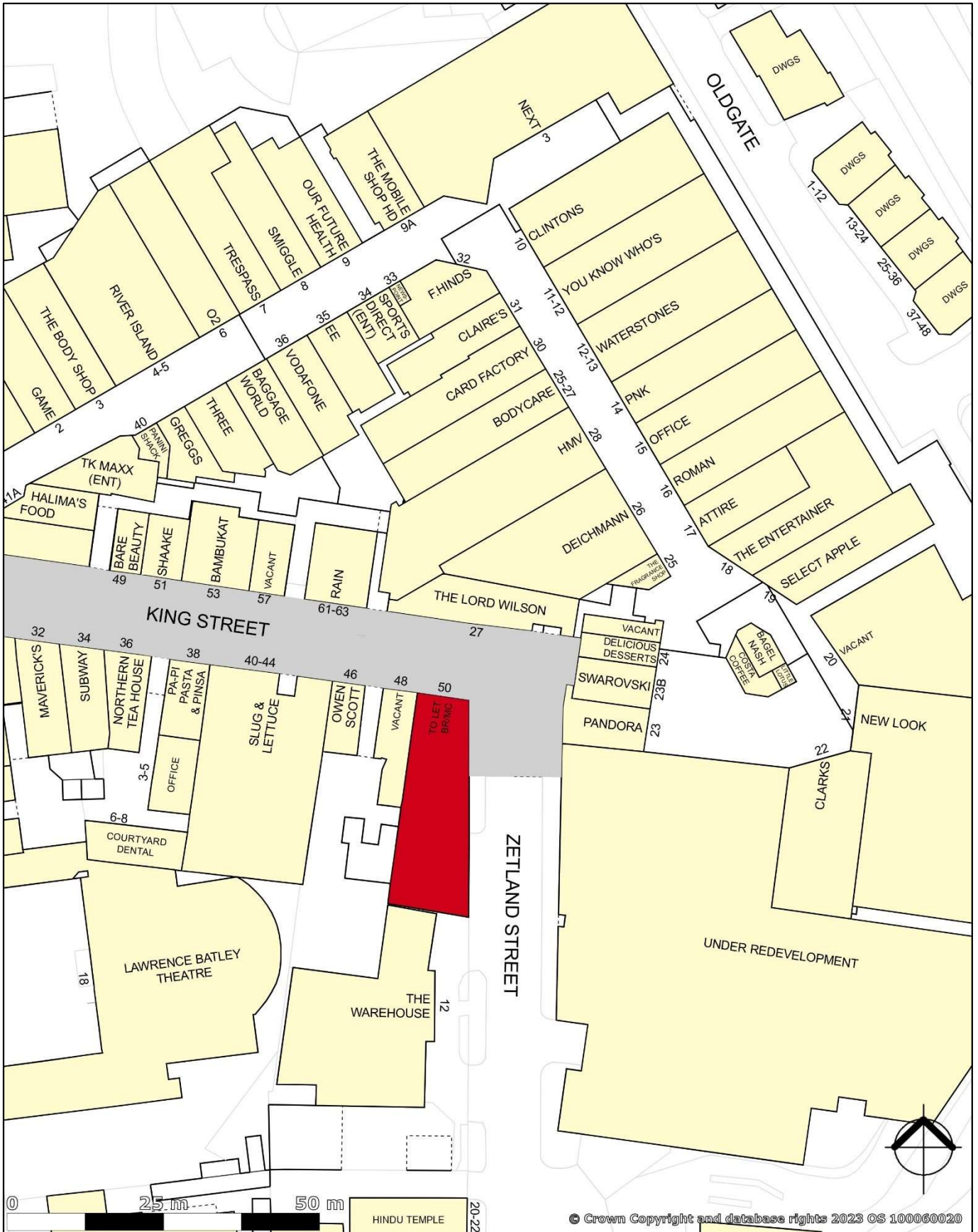
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Or our joint agent, Jason Metcalfe at Metcalfe Commercial  
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**SUBJECT TO CONTRACT**



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