



SITUATION

Occupying this town centre trading position fronting Market Place and at the intersection with Westgate, Kirkgate and New Street, adjacent to **Lloyds Bank** and amongst such multiples as **McDonald's, Barclays Bank, Ladbrokes, KFC, Betfred, Nando's, Ryman** and **Marks & Spencer**. In addition, an entrance to the Packhorse Shopping Centre is opposite the property. Huddersfield lies approx. 16 miles south-west of Leeds and approx. 21 miles north-east of Manchester.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first, second and third floors. In addition, the property benefits from pedestrian access to the rear via Chancery Close.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th March 1872 at a fixed ground rent of £12.50 p.a.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'6"
Internal Width	20'6"
Shop & Built Depth	27'8"

First Floor

Staff & Prep Rooms	Approx. 305 sq ft
WC	

Second Floor

Office Area	Approx. 270 sq ft
Kitchen, 2 WCs	

Third Floor

Store Area	Approx. 340 sq ft
------------	-------------------

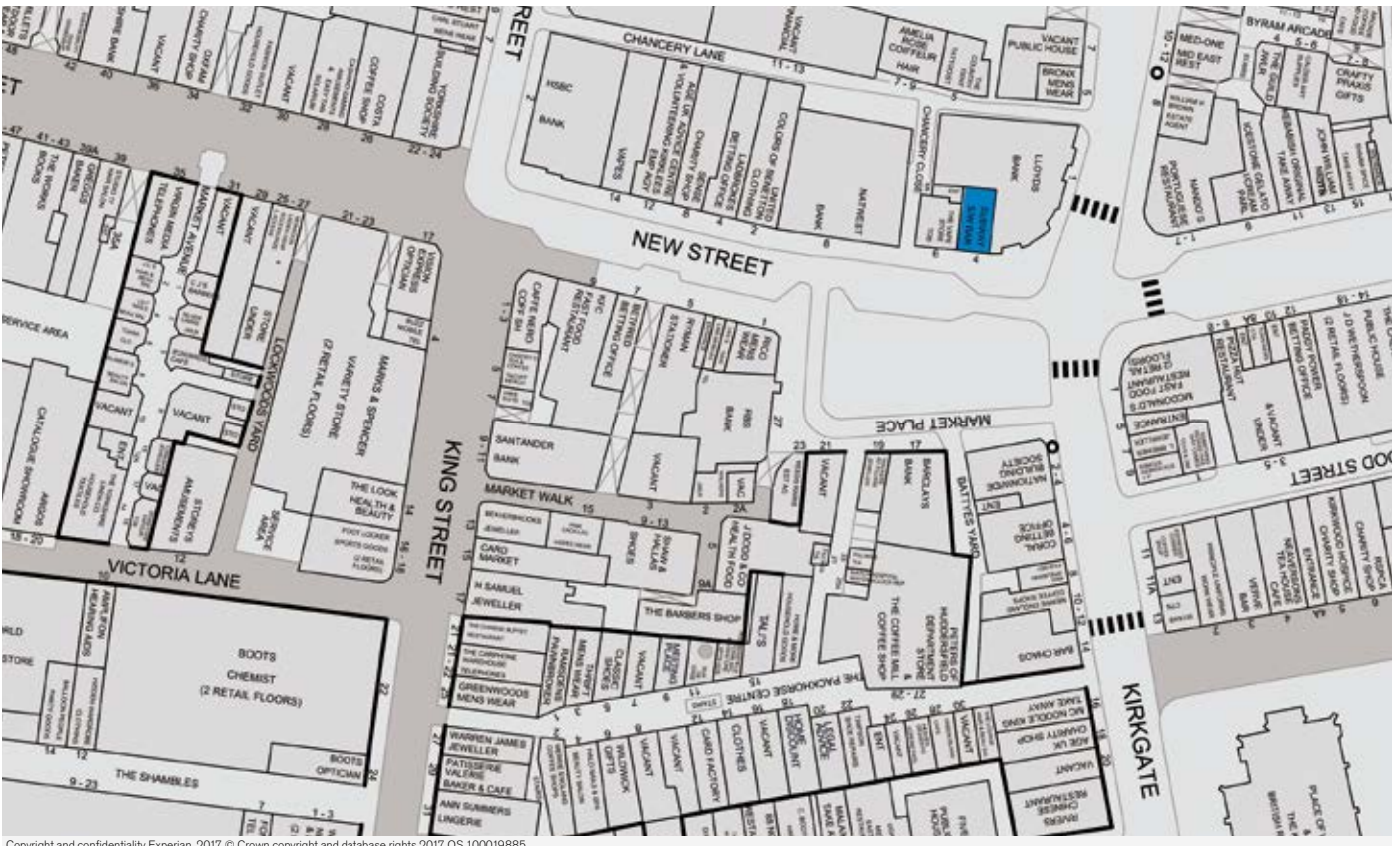
TENANCY

The entire property is let on a full repairing and insuring lease to **Subway Realty Ltd as a Sandwich Bar (T/O for Y/E 2017 £35.4m, Pre-Tax Profit £1.74m and Shareholders' Funds £4.33m)** for a term of 10 years from 24th June 2012 at a current rent of **£22,000 per annum** exclusive.

Note: The Tenant did not exercise their 2017 Break Clause.

*Reserve below £200,000

Gross Yield 11%
6 week completion



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885.

Vendor's Solicitors

Tees Law
Tel: 01279 755 200 Ref: John Buckley
Email: john.buckley@teeslaw.com

£22,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Joshua Platt

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page