



SITUATION

Located in this prime town centre position fronting Market Place, adjacent to the entrance to the **Packhorse Shopping Centre**, adjoining **Barclays Bank** and amongst such other multiples as **McDonald's, Natwest, Nationwide, Reeds Rains, Nandos, RBS, Subway** and many others.

Huddersfield lies approximately 15 miles south-west of Leeds with good road access via the M62 (Junctions 23 & 24).

PROPERTY

Forming part of a modern terraced building comprising a **Ground Floor Shop with Basement Sales/Store Area** and internal access to **Ancillary Workshop/Office** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'0"
Return Frontage	29'4"
Internal Width	13'1"
narrowing at rear to	7'0"
Shop Depth	34'8"

Basement Sales/Store

Area	Approx. 300 sq ft
2 WCs	

First Floor

Workshop/Office Area	Approx. 320 sq ft
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VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of **850 years (less 3 days)** from 5th July 2016 at a fixed ground rent of **£100 p.a.**

TENANCY

The property is let on a full repairing and insuring lease (assigned from a previous 25 year lease) to **Mrs Sharon Walker & Mr David Walker t/a Walkers At Fillans Jewellers (See Tenant Profile)** for a term of 9 years from 27th October 2015 at a current rent of **£20,000 per annum** exclusive.

Rent Reviews October 2018 (Not actioned) and 2021

Tenant's Break 2021 – The tenants did not operate their 2018 break clause.

Note: The premises have been used as a jeweller for over 27 years.

TENANT PROFILE

Walkers Jewellers have been established in Huddersfield since 1852 and trade from two branches. Visit: www.walkersofhuddersfield.com



***Reserve below £160,000**

Gross Yield 12.5%
6 week completion



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£20,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Joshua Platt

Vendor's Solicitors

Mundays LLP

Tel: 01392 590 500 Ref: Yasmin Dehghani

Email: yasmin.dehghani@mundays.co.uk

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