



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 (Junction 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 |
|----------------------|-------------------|

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 850 years from completion 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) (having 2 branches)** for a term of 9 years from 27th October 2015 at a current rent of **£20,000 per annum** exclusive.

Rent Reviews and Tenant's Break 3 yearly

Note: The premises have been used as a jewellers for over 25 years.

TENANT PROFILE

Walkers Jewellers have been established in Huddersfield since 1852. Visit www.walkersofhuddersfield.com





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£20,000 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
PKP French Solicitors - Tel: 020 8861 8833
Ref: Mrs J Patel - Email: jayshree@pkpfrench.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts