

**22 Cross Church Street  
Huddersfield  
HD1 2PT**

**Price:  
£235,000**



## **TOWN CENTRE RETAIL PREMISES WITH UPPER FLOORS AND A3 PLANNING CONSENT FOR RESTAURANT/CAFE 116.87m<sup>2</sup> (1,258ft<sup>2</sup>) Plus Attic**

- Sales area 42.73m<sup>2</sup> (460ft<sup>2</sup>)
- Situated close to the Kingsgate Shopping Centre
- Secondary retailing position
- Planning consent obtained under Application No 2019/62/91839 for a Restaurant/Cafe

## DESCRIPTION

The property comprises ground floor retail accommodation extending to approximately 42.73m<sup>2</sup> (460ft<sup>2</sup>) with first and second floor office and storage accommodation extending to a further 74.12m<sup>2</sup> (798ft<sup>2</sup>).

The property is located within a good secondary retail position close to the Kingsgate Shopping Centre and has the ability to be used for a variety of retail purposes within Use Class A1. It would also be suitable for a professional and financial services occupier, or alternatively for conversion into a restaurant/café following a grant of planning consent which was obtained under application number 2019/62/91839.

This location benefits from a high level of passing footfall from consumers using the road to connect from Kirkgate, to the main entrance of the Kingsgate Shopping Centre. Cross Church Street leads into Queen Street which leads towards the main Campus of Huddersfield University.

Huddersfield is a university town with the university having enrolment of approximately 20,000 students, many of which have residence in the town centre. The town has a residential population of approximately 163,000 and is within the Kirklees Local Authority area.



## ACCOMMODATION

■ GROUND FLOOR Retail Sales	42.74m <sup>2</sup> (460ft <sup>2</sup> )
FIRST FLOOR Office and Storage	29.73m <sup>2</sup> (320ft <sup>2</sup> )
■ SECOND FLOOR Storage	44.40m <sup>2</sup> (478ft <sup>2</sup> )
■ ATTIC Additional storage available	
<b>Total</b>	<b>116.87m<sup>2</sup> (1,258ft<sup>2</sup>)</b>

**PRICE**  
£235,000

**TENURE**  
Long leasehold for a term of 999 years from 29 September 1870.

**RATEABLE VALUE**  
£12,750

**UNIFORM BUSINESS RATE**  
50.4p/£ (2019/20)

**VIEWING**  
Contact the sole Agents.

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**VAT**  
VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

**EPC ASSET RATING: C**

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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