

FOR SALE

FULLY LET TOWN CENTRE INVESTMENT PROPERTY

34 JOHN WILLIAM STREET, 6A ST. PETER'S STREET
AND ALEXANDRA CHAMBERS,
HUDDERSFIELD
HD1 1BG



8,824 ft² (820 m²)

- Imposing, Grade II Listed heritage building, close to iconic St. George's Square
- Fully let on formal leases
- Generating a Gross income of £34,000, representing a Gross Initial Yield of 9%

Hanson Chartered Surveyors
Oak House New North Road Huddersfield HD1 5LG
Telephone 01484 432043

enquiries@hanson-cs.co.uk
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Location

The property is centrally located in Huddersfield town centre, occupying a prominent, corner position at the intersection of John William Street and St. Peter's Street. The town's main railway station, in the magnificent St. George's Square, is close by, whilst the bus station, municipal car parking and all the facilities of a bustling town centre are close at hand.

Description

The property comprises an imposing, Grade II Listed building and is made up of three distinct parts: **34 John William Street**, a large ground floor retail unit with basement; **Alexandra Chambers**, multi-tenanted upper floor offices; and **6a St. Peter's Street**, a lower ground floor retail unit.

All units within the property are tenanted, and a full tenancy schedule is available, upon request.

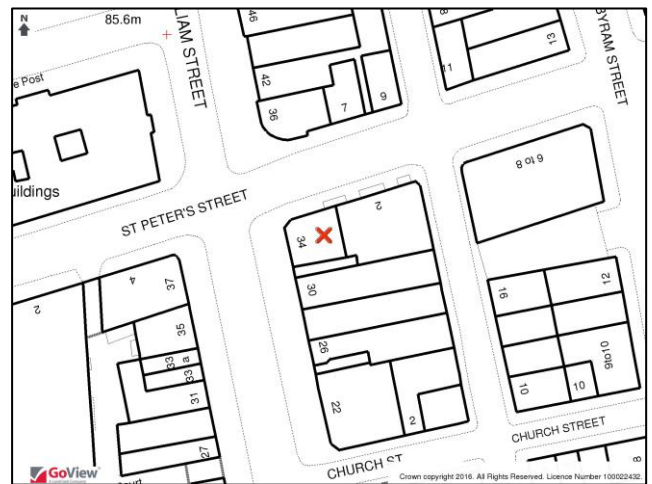
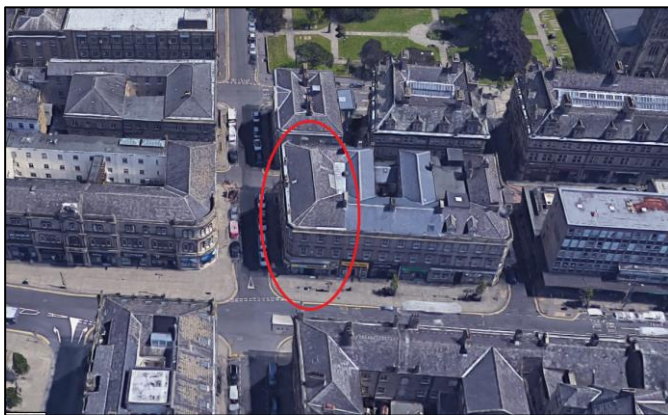
Accommodation

	Ft ²	M ²
Attic	952	88.44
Part Second Floor	828	76.92
Part Second Floor	1,013	94.11
First Floor	2,120	196.95
34 John William Street	3,281	304.81
6a St. Peter's Street	630	58.53
	8,824	819.77

Measurements taken in metric and converted to their nearest imperial equivalent.

Price

The freehold interest in the property is available at offers in excess of **£375,000**, representing a Gross Initial Yield of 9%.



VAT

The Option to Tax has been exercised in respect of the property.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Enquiries

Any enquiries are to be made to the joint agents:

Hanson Chartered Surveyors 01484 432043
 Phil Deakin phil@hanson-cs.co.uk

Walker Singleton 01484 477600
 Ross Thornton ross.thornton@walkersingleton.co.uk

Subject to Contract

Ref. 1314

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Hanson Property Consultants Limited for themselves and for the vendor(s) or lessor(s) of the property whose agents they are gives notice that these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchaser(s) must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give, and neither Hanson Property Consultants Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. None of the building's services or service installations have been tested and is not warranted to be in working order.

PROPERTY MISDESCRIPTIONS ACT 1991

Whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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