



**Pudney  
Shuttleworth**  
RETAIL & LEISURE PROPERTY CONSULTANTS  
**0113 203 1130**

**SUB LET OPPORTUNITY**

AT A SUBSIDISED RENT

**24 ZETLAND STREET**

HUDDERSFIELD HD1 2RA





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## OPTION FOR LEASEHOLD OR FREEHOLD

- PRIME TOWN CENTRE CIRCUIT
- LOCATION
- HIGH STANDARD OF FIT OUT
- THROUGHOUT
- EXCELLENT OUTSIDE DRINKING
- AREA
- GOOD MIX OF WET AND DRY TRADE
- CLOSE TO UNIVERSITY & MAIN
- SHOPPING AREAS

## LOCATION

THIS SUBSTANTIAL PROPERTY IS LOCATED IN A PRIME CIRCUIT POSITION WITHIN THE TOWN'S MAIN LICENSED AREA AND IN CLOSE PROXIMITY TO A NUMBER OF OTHER PREMISES SUCH AS YATES, LLOYDS NO 1, TOKYO AND TURTLE BAY.

IT IS ALSO VERY CLOSE TO THE TOWNS MAIN SHOPPING AREAS AND FURTHER BENEFITS FROM BEING ONE OF THE CLOSEST LICENSED PREMISES TO THE RAPIDLY EXPANDING HUDDERSFIELD UNIVERSITY'S MAIN CAMPUS AND HALLS OF RESIDENCE.

HUDDERSFIELD HAS A RESIDENT POPULATION OF 160,000 AND IS WELL LINKED TO THE ROAD AND RAIL NETWORK. THE TOWN IS APPROXIMATELY 20 MILES SOUTH WEST OF THE CITY OF LEEDS AND 20 MILES NORTH EAST TO THE CITY OF MANCHESTER. IT IS ALSO CLOSE TO A NUMBER OF OTHER LARGE CENTRES OF POPULATION INCLUDING HALIFAX, DEWSBURY AND BRADFORD.

PREMIUM OFFERS INVITED FOR FIXTURES & FITTINGS, ALTERNATIVELY THEY CAN BE REMOVED

# 24 ZETLAND STREET

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## VIEWING

STRICTLY BY APPOINTMENT ONLY THROUGH PUDNEY  
SHUTTLEWORTH

## DESCRIPTION

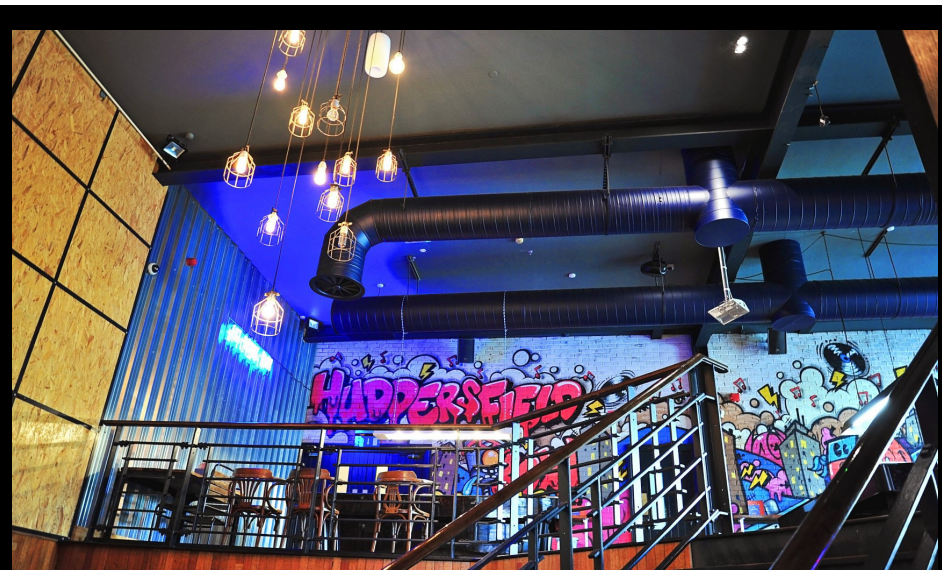
THE UNIQUE STONE BUILT MID TERRACE PROPERTY, WHICH  
PREVIOUSLY FORMED PART OF THE TOWN'S CINEMA AND IS PART  
SINGLE, PART TWO STOREY IN CONSTRUCTION WITH A MULTI  
PITCHED ROOF

## TERMS

THE PREMISES ARE HELD ON A 20 YEAR LEASE EXPIRING IN 2036  
WITH A CURRENT PASSING RENT OF £55,000. THERE ARE FIXED  
UPLIFTS IN THE RENT EVERY 5 YEARS.

THE SUBLEASE TERMS ARE TO BE AGREED ON SUBSIDISED TERMS.

FURTHER INFORMATION CAN BE PROVIDED TO NAMED PARTIES.



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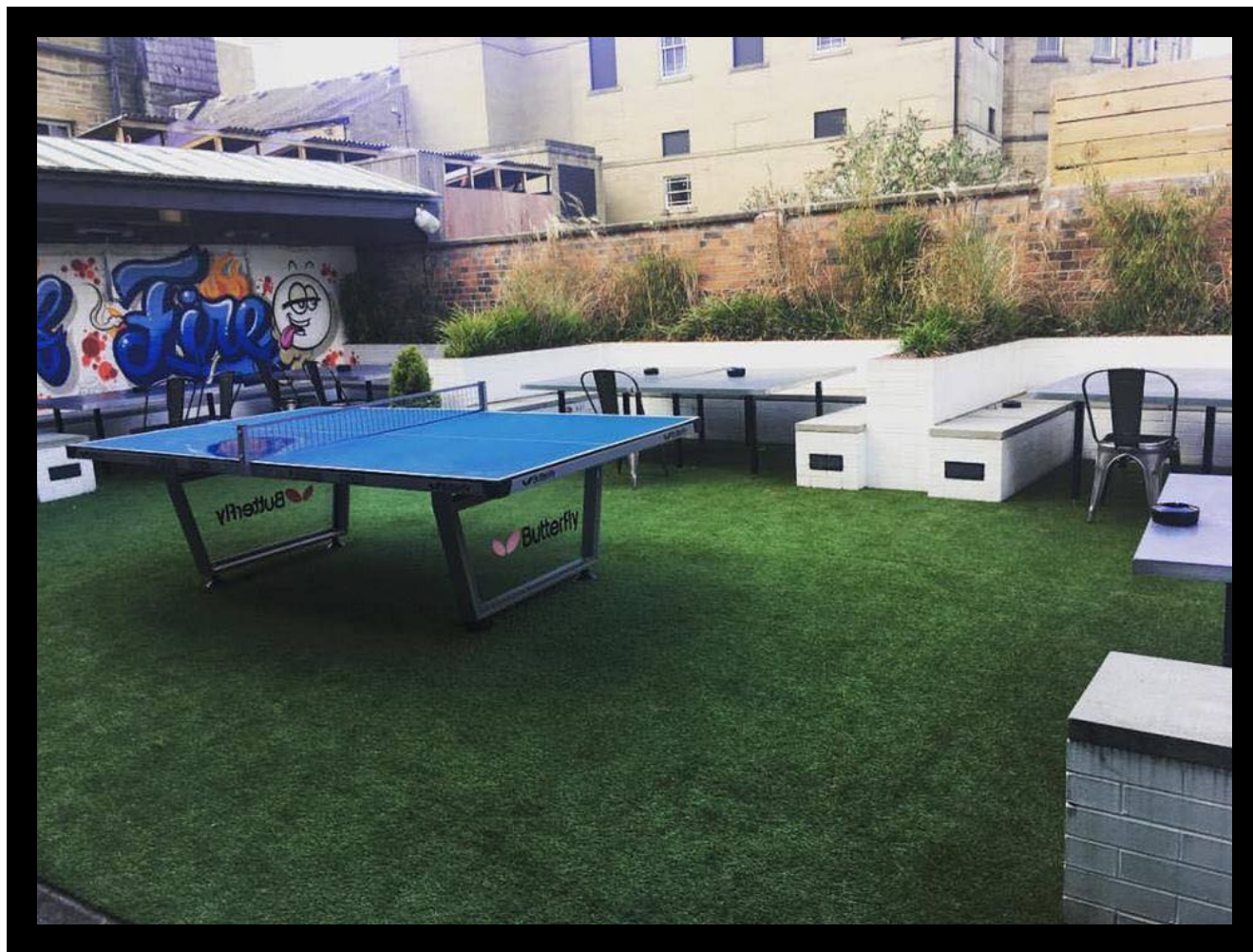
## OUTSIDE TERRACE

THE PROPERTY COMES COMPLETE WITH A SPACIOUS OUTDOOR SOUTH FACING TERRACE.

EST: 750 SQ FT ROOF TERRACE PLUS AN ADDITIONAL 400 SQ FT OUTSIDE AREA TO THE REAR OF THE BUILDING

PERFECT FOR THE SUMMER MONTHS AND AS A REGULAR BOOKABLE AREA FOR EXTRA INCOME.

THE ROOF TOP TERRACE HAS PLENTIFUL SEATING SURROUNDING THE INNER ASTRO TURFED AREA.





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## FLOOR AREAS



### GF TRADING & BACK OF HOUSE AREAS

- 362 SQ M GIA (3,897 SQ FT)

### FF MEZZANINE & BACK OF HOUSE AREAS

- 178 SQ M (1,916 SQ FT)

### TOTAL

- 540 SQ M (5,813 SQ FT)

CLICK THE ARCHITECT TO SEE THE FLOOR PLANS

## FURTHER INFO CONTACT INFO

TOM HODGSON - M: 07850 421 525

E: TH@PUDNEYSHUTTLEWORTH.CO.UK

WILL HEPPLWHITE - M: 07846 006 790

E: WH@PUDNEYSHUTTLEWORTH.CO.UK

RICHARD SHUTTLEWORTH - M: 07747 008 458

E: RS@PUDNEYSHUTTLEWORTH.CO.UK

PUDNEY SHUTTLEWORTH, 31 PARK SQUARE, WEST LEEDS, LS1 2PF

## LICENCES

A PREMISES LICENCE PREVAILS,  
THE MAIN LICENSABLE ACTIVITIES BEING:-

SALE BY RETAIL OF ALCOHOL FOR CONSUMPTION ON AND OFF THE  
PREMISES,

THE PERFORMANCE OF DANCE AND THE PLAYING OF LIVE MUSIC AND  
RECORDED MUSIC:

SUN, MON, TUES, THURS 8.00AM TO 1.30AM

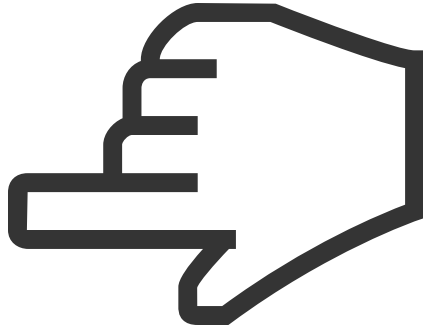
WEDS, FRI, SAT 8.00AM TO 3.30AM



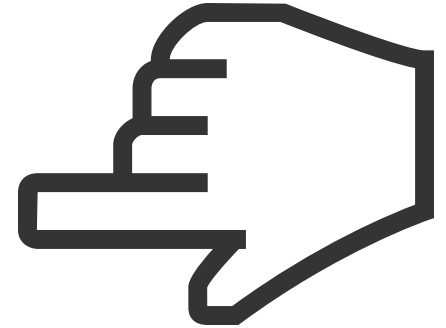
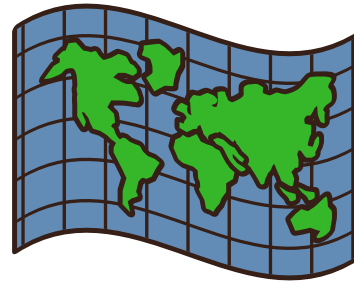
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STREET MAP



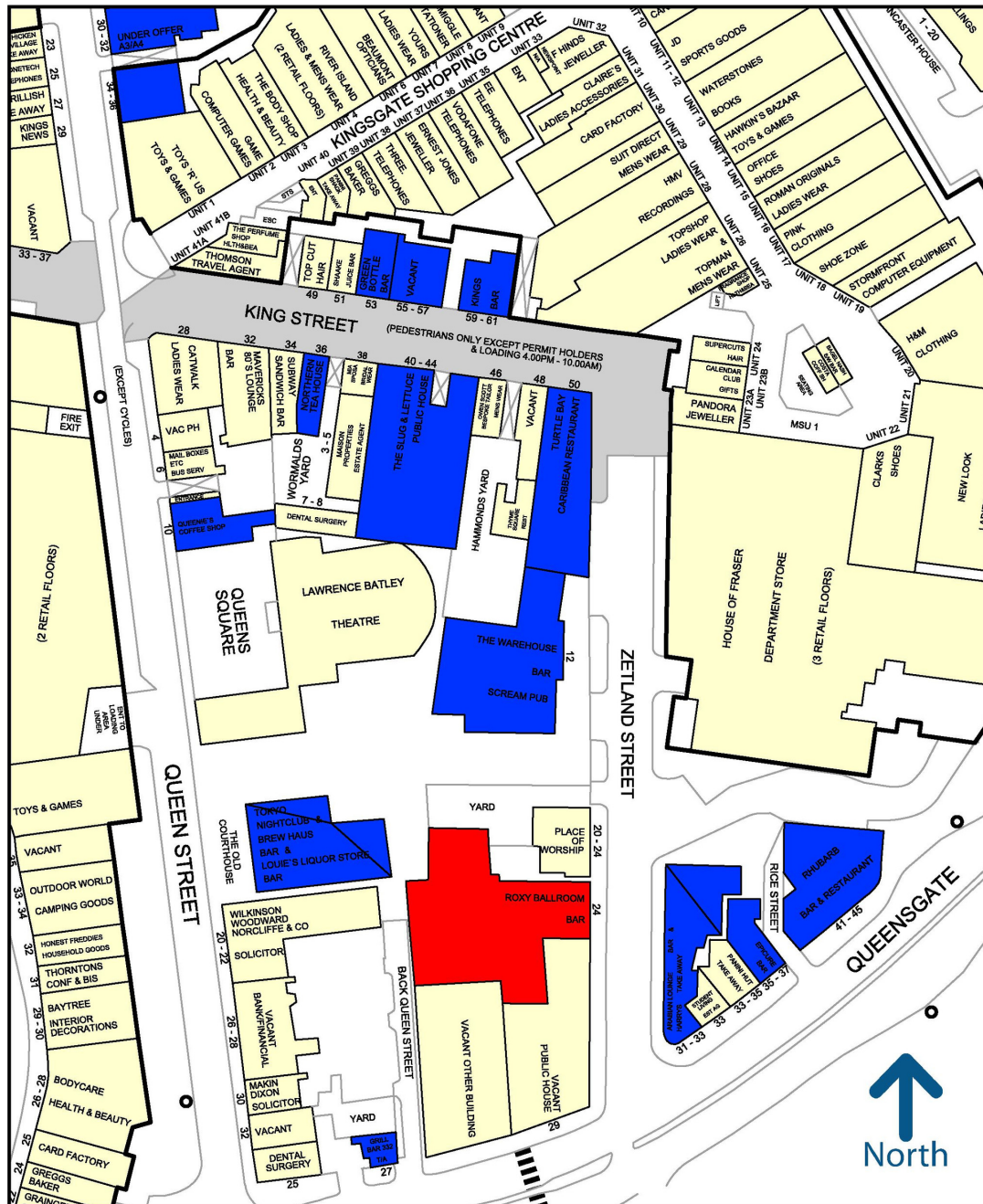
LOCATION MAP





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CLICK HERE  
FOR ACCESS  
TO A  
PRINTABLE  
GOAD MAP