BRASSINGTON ROWAN
Chartered Surveyors

HUDDERSFIELD HD1 2QT

50 KING STREET

SUBSTANTIAL FORMER RESTAURANT TO LET (May Split)

Potential Gym/Medical/Leisure/Office

LOCATION

The premises are prominently located on the corner of King Street and Zetland Street, opposite **Kingsgate Shopping Centre** and the new **8 Screen Light Cinema, Bowling and Entertainment Complex**. Situated between the University and primary shopping area and forming part of Huddersfield's leisure circuit, nearby occupiers include **Taco Bell, King Street Social, Durty O'Dwyers** and **Wetherspoons**.

ACCOMMODATION

The premises comprise the following approximate areas:

Ground Restaurant/Bar	3,597 sq ft	334.16 sq m
Basement Ancillary	1,144 sq ft	106.28 sq m
First Restaurant/Bar/WC	3,634 sq ft	337.60 sq m
Second Kitchen/Ancillary	1,583 sq ft	147.06 sq m
TOTAL	**9,958 sqft**	**925.10 sq m**

LEASE

The property is held on a lease expiring 14 May 2030 at a rent of £100,000 pax.

ASSIGNMENT

Incentives are available, subject to covenant.

SUB-LET

Offers in the region of **£50,000 per annum exclusive** are invited for a sub-letting of the whole.

Offers for sub-let of part/parts are invited.

COSTS

Each party will be responsible for their own costs in this transaction.

RATES

We are advised the property is assessed from **April 2026** as follows:

Rateable Value (Restaurant & Premises)	£60,000.00
Rateable Value (Store & Premises)	£21,000.00
UBR's (2026/2027)	55.5p and 43p

Visit www.voa.gov.uk to confirm or contact the local Rating Authority. Various reliefs may impact the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset rating is Band C (55). Copies of the EPC available upon request.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:

Jason Oddy M: 07718 159671
E: jason.oddy@brassrow.co.uk

John Birtwistle M: 07711 646990
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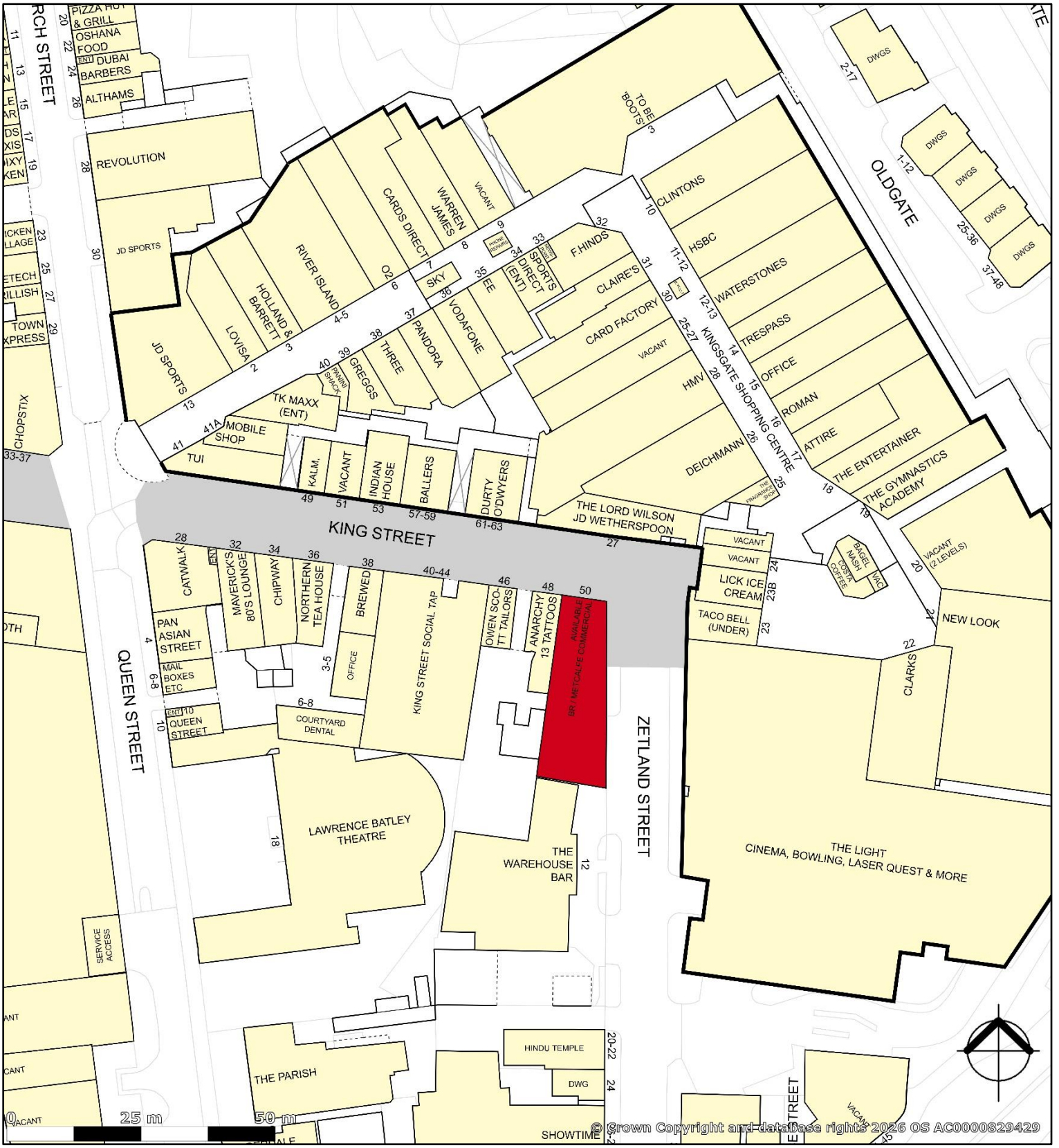
Or our joint agent, Jason Metcalfe at Metcalfe Commercial
T: 01484 240220 / E: jason@metcalfecommercial.co.uk

SUBJECT TO CONTRACT



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