



**24 Zetland Street**

Huddersfield, HD1 2RA

**FOR SALE/MAY LET -  
PROMINENT TOWN  
CENTRE RETAIL/LEISURE  
OPPORTUNITY**

**5,813 sq ft**  
(540.05 sq m)

- Potential for residential development (STP)
- Private Outdoor Terrace
- Next to University
- Available Immediately

# 24 Zetland Street, Huddersfield, HD1 2RA

## Summary

<b>Available Size</b>	5,813 sq ft
<b>Price</b>	£595,000
<b>Business Rates</b>	For information on the business rates, please contact the relevant local authority.
<b>Service Charge</b>	For information on the service charge, please contact the agent.
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

This property is situated prominently fronting Zetland Street in the town centre of Huddersfield. The building is approximately 100 yards from the main University of Huddersfield Queensgate Campus. Notable retail and leisure adjacencies include Kingsgate Shopping Centre, The Warehouse & The Light Cinema. The building also benefits from being across the road from the main Kingsgate Car Park, easily accessible from the A62 & Wakefield Road.

## Description

We are pleased to offer a rare opportunity to purchase prime, town-centre real estate on a freehold basis. The unit most recently traded as a bar/restaurant benefitting from over 5,000 sqft of trading space plus a desirable rooftop garden. The unit has a fitted bar, toilets, cellarge and multiple escape routes. The building would be suitable for a variety of uses including retail, leisure and residential development.

## Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Unit	5,813	540.05	Available
<b>Total</b>	<b>5,813</b>	<b>540.05</b>	

## Terms

The site is offered for sale on a freehold basis in its current condition. Offers are invited for the purchase of the site and building described. The vendor is prepared to consider both conditional and unconditional offers whilst any proposed development permissions are being sought. The vendor will also consider leasehold proposals on a fully repairing and insuring basis.

## Planning

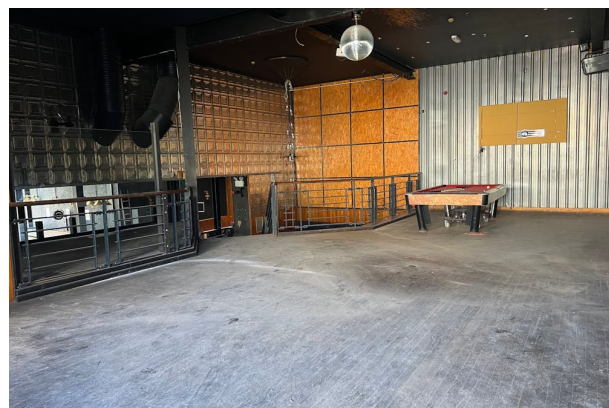
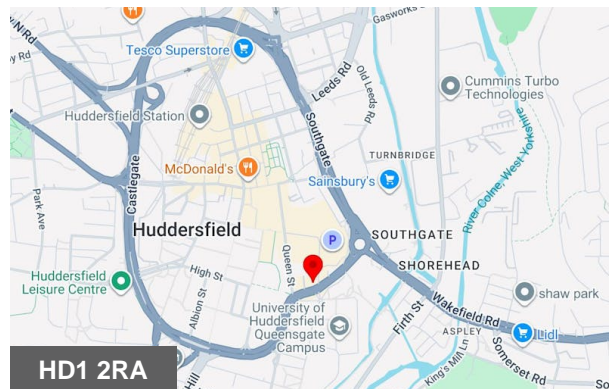
We believe that the site may be suitable for redevelopment with several different uses viable, subject to the necessary planning consents.

## Joint Agent

For all enquiries please contact our joint agent -  
Tom Hodgson - tom@willrossprop.co.uk - 07850 421525

## Terms

Freehold Guide - £595,000 / Leasehold - Price on Application



## Viewing & Further Information



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