



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/FOR SALE

**CHARACTERFUL GRADE II LISTED
HQ BUILDING/REDEVELOPMENT
OPPORTUNITY**

**STATION STREET BUILDINGS, 12 STATION STREET,
HUDDERSFIELD, WEST YORKSHIRE, HD1 1LN**

From 479m² up to 1,888m² (from 5,156 sq. ft up to 20,326 sq. ft)

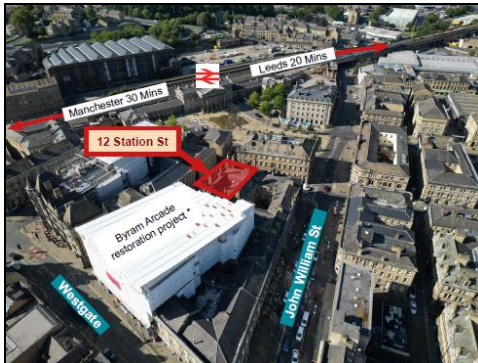


- Substantial 3 storey & basement Listed building within Huddersfield town centre
- Within walking distance of St Georges Square and Huddersfield railway station
- Presently providing flexible office accommodation but with significant conversion potential (STP)

0113 2348999

Property Overview

- A rare opportunity to acquire a substantial building close to Huddersfield Train Station
- Attractive period HQ office building
- Substantial three storey building with a lower ground floor
- Multiple entry points with the opportunity to carve off part of the building
- Flexible building with the ability to split floor by floor or subdivide into smaller office suites
- Strategically located within Huddersfield town centre being visible to Huddersfield train station & St Georges Square
- Grade II Listed
- Freehold
- Significant redevelopment potential (subject to planning)
- Suitable for a wide variety of uses (subject to planning)



*Byram Arcade has been identified as needing restoration work to the roof, windows and stonework. Completed in 1881, it is Huddersfield's oldest shopping centre. Over three impressive floors, it still has plenty design features, such as the beautiful ironwork on staircases and balconies, and the colourful tiles on the ground floor.

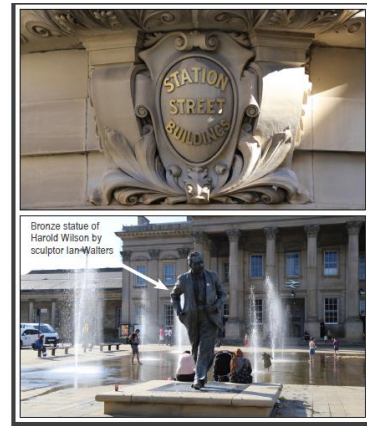
Location

The building is located on Station Street within the commercial district of the town centre in an accessible position for the bus station and the town's car parks.

St Georges Square is visible and within close walking distance from the Station Street Buildings which houses Huddersfield railway station, providing excellent transportation links across the North of England through the TransPennine train route connecting Leeds and Manchester.

Huddersfield ring road provides accessibility to all main arterial routes including the A62 Leeds Road and both Junction 23 and 24 of the M62 motorway.

Only a short distance from Station Street Buildings, just outside Huddersfield ring road, is the proposed redevelopment of the former Huddersfield Sports Centre site which is to become a new National Health Innovation Campus for Huddersfield University.



Description

- 12 Station Street is a Grade II Listed landmark, stone built, characterful building in central Huddersfield, which has most recently been used for offices, providing accommodation over three principal levels plus lower ground floor
- The building has been partially modernised whilst retaining some original features with the existing layout providing a series of private offices, storage space and meeting rooms as well as larger office workspace and a reception area with ancillary accommodation
- Whilst the preference is to let the premises as a whole for ongoing commercial use, there is the potential split and isolate the lower ground floor
- The building is suitable for a variety of uses including an education facility, as a clinic or various other uses (STP)

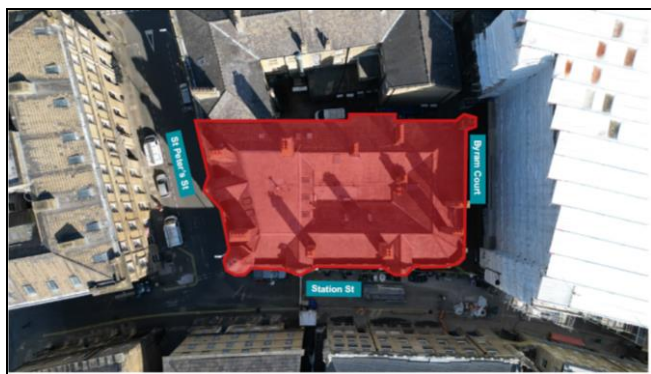
Specification	
• Original panelling	
• Feature, retained turret rooms	
• Raised access floors	
• Feature / grand entrance	
• Feature staircase	
• Gas Central heating	
• LED lighting (part)	
• WC facilities throughout	
• Fitted kitchen facilities	
• Fitted reception	
• Natural ventilation	
• Part original flooring	
• Air conditioning	

0113 2348999

Accommodation

Floor	M ²	(sq. ft)
Lower ground floor	481	(5,178)
Ground floor	478	(5,146)
First floor	529	(5,696)
Second floor	400	(4,306)
Total	1,888	(20,326)

Aerial View



Local Context



Site History

Following the arrival of the Leeds-Manchester Railway (1849) and the construction of JP Pritchett's grand station building, the Ramsden family, who owned the manor of Huddersfield from 1599 to 1920, were responsible for much of the development of the new Town.

The buildings included warehouses, offices, retail and hospitality – all of which were designed with similar ashlar-faced neoclassical or Italianate street frontages. Buildings were designed mainly by local architects but overseen by London architect, William Tite.

According to British Listed Buildings, the architect of **12 Station Street** was John Hatchard-Smith, and it was built in the early 20th century.

2 firms of solicitors, an investment agency and a firm of accountants are known to have had offices in the building.



Armitage & Norton (Chartered Accountants) was very well known for its knowledge of textile firms and were responsible for the audit of dozens of textile companies in West Yorkshire. They were founded in 1878 and subsequently expanded beyond its five offices in West Yorkshire, but the Huddersfield office was always Head Office of the whole firm.

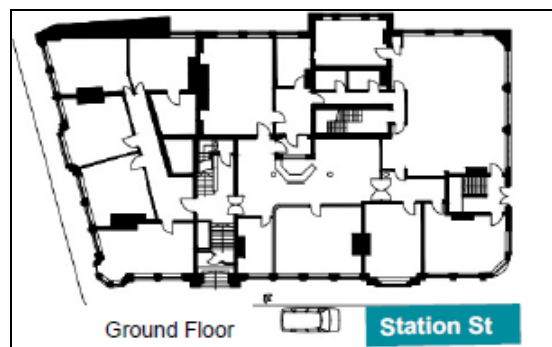
In 2012 a former member of Armitage and Norton commented that: "The site of Station Street Buildings was acquired in 1900 and was considered to be – and still is – one of the finest buildings in Huddersfield with its carving of 'Station Street Buildings' still present in the northerly corner'.



Existing Floor Plans

See below indicative ground floor plan.

All existing floor plans available upon request.



Residential Conversion Potential

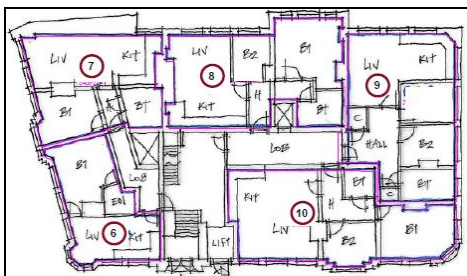
The property offers considerable potential and is suitable for a variety of uses (subject to requisite planning).

0113 2348999

Feasibility studies have been undertaken for conversion of the existing. The draft scheme includes 20 apartments which are a mixture of one & two bedrooms. Area reduced by 15% to account for reduced headroom under the eaves.

Floor	Apartment	No. Bedrooms	Sq. M.	Sq. Ft.
LG	1	1	44	474
LG	2	1	56	602
LG	3	2	63	678
LG	4	2	69	742
LG	5	2	80	861
Total:	5	8	312	3,357
G	6	1	39	419
G	7	1	54	581
G	8	2	71	764
G	9	2	74	797
G	10	2	75	807
Total:	5	8	313	3,368
O1	11	1	46	495
O1	12	1	53	570
O1	13	2	67	721
O1	14	2	68	731
O1	15	2	69	742
Total:	5	8	303	3,259
O2	16	1	56	516
O2	17	1	51	462
O2	18	1	58	527
O2	19	2	67	614
O2	20	2	66	603
Total:	5	7	298	2,722
Overall Total	20	31	1226	12,706

Please see below indicative ground floor plan.



Proposed plans relating to all floors available upon request.
Tenure

We are advised the premises are freehold (YY132093).

Rateable Value

We are informed by the Valuation Office website the premises are assessed as:-

Ground First & Second Floor RV £83,000

Lower Ground Floor RV £26,000

Planning

We understand Station Street Buildings has an existing commercial/office use although could be suitable for redevelopment/conversion to alternative uses including residential (subject to requisite planning). Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 2221000.

EPC

Available upon request (if required).

Terms

The whole premises are offered by way of a new lease on an effectively full repairing and insuring basis subject to rent being agreed. Alternatively applications to rent the lower ground floor in isolation or the main three floors as a whole will be considered subject to proposal.

Rent/Price

On application.

VAT

All prices and rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

In the event of a letting, the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Fox Lloyd Jones
Nick Salkeld
Harry Finney
Zac Parker

Tel: 0113 2431133
nick.salkeld@fljtd.co.uk
harry.finney@fljtd.co.uk
zac.parker@fljtd.co.uk

Our Ref: 0169/A/M
November 2023

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.