



Brewdog Huddersfield

29 Zetland Steet, Huddersfield, HD1 2RA

Huddersfield Late Live Music 6am Venue

4,600 sq ft
(427.35 sq m)

- 6 am Licence
- New Lease Available
- Opposite Huddersfield University Main Campus
- Late Live Music Venue with Kitchen
- Student Accommodation Above

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Summary

Available Size	4,600 sq ft
Rent	£90,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

A fully fitted late bar with a fully equipped kitchen and toilet facilities located at the rear of the premises. Alongside the main bar area is a cozy and stylish coffee shop, offering a welcoming space for casual meetups or study sessions. Above the commercial unit, there is an exceptional 14-bedroom, high-end HMO student accommodation. Designed for luxury and comfort, the accommodations cater to students seeking premium living. The can be made available for an additional rent.

Location

Situated in a prime location in Huddersfield, this property is directly opposite Huddersfield University’s main campus with high student footfall. The newly developed Kingsgate Leisure and Entertainment Venue is also in close proximity, featuring The Light cinema and an array of retail and entertainment outlets. Nearby occupiers include JD Wetherspoon, The Warehouse, Slug & Lettuce, The Lawrence Batley Theatre and Showtime.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,600	427.35
Total	4,600	427.35

Tenure

New Lease for a term to be agreed.

Quoting Rent

£90,000 per Annum exclusive.

Premium

Offers in the region of £100,000.

VAT

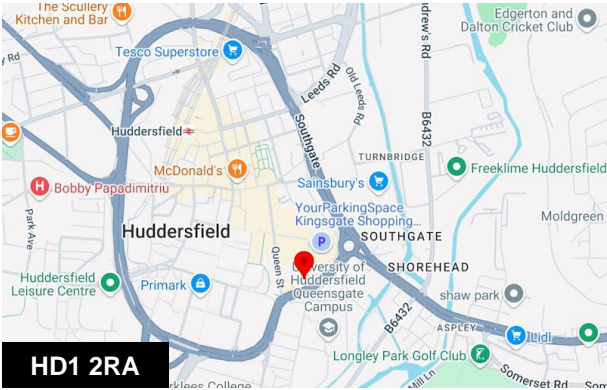
VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licensing

The premises benefit Sui Generis use and has a premises licence in place allowing the sale of alcohol until 6am every day.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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