

# RAMSDEN HOUSE

New Street, Huddersfield  
HD1 2TW



**CURRENT NET RENTAL  
INCOME £370,492**

**Net ERV Opportunity  
£527,212**

**CURRENT OFFICE/RETAIL  
SPECIFICATION**

**- Multi-let Office & Retail Accommodation -**

**- Prime Freehold Asset Management & Student Conversion Opportunity -**



# DESCRIPTION

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Ramsden House, New Street, Huddersfield, HD1 2TW

Ramsden House Business Centre is a multi-occupancy business centre comprising ground floor retail space and 5 storey office spaces. Located in Huddersfield Town Centre with excellent transport links and access from the M62 and M1 Motorways. 12 retail properties occupy the ground floor with the 1st floor providing storage space for those stores. The property block is then divided into a variety of separate offices measuring 103 up to 2835 square feet. Each floor of the Business Centre features modern shared kitchens as well as bathroom facilities. The building also offers a modern entrance area with lockable postal holes and provides lift and stair access to all floors. The building has 24hr access technology installed, and key fob entry system.



# HISTORY

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Outside the property has been recently renovated to highlight the historical mosaic mural. The mural was created in 1967 by Harold Blackburn depicting the woollen industry. The 65ft long, eight feet high mosaic on Ramsden House, was commissioned in 1967 as a tribute to the textile industry. Paddock-born Blackburn, who worked for 48 years at C and J Hirst's mill at Longwood, was the ideal candidate to depict the industry which was once so important to Huddersfield. When Blackburn died in 1980 aged 81, he left Kirklees Council a collection of more than 600 works of art ranging from oils to watercolours, etchings, sculptures, lino-cuts and sketches in pen and pencil.



# INVESTMENT SUMMARY

TOTAL NIA ~ 40,000 sq ft

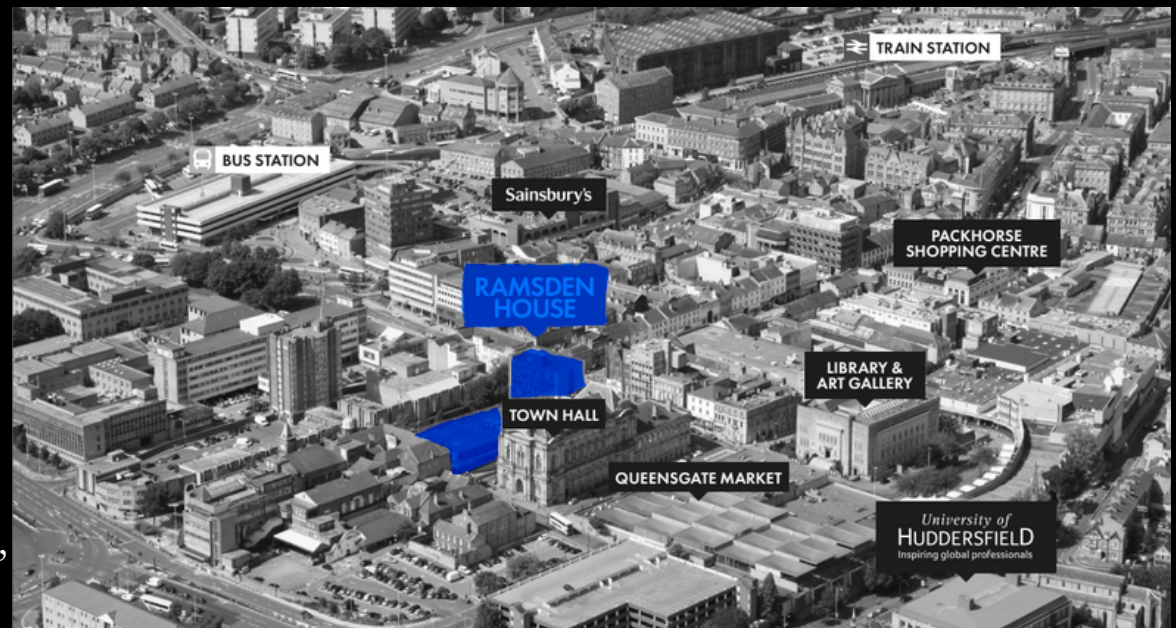
- Highly prominent location, in the heart of Huddersfield Town Centre.
- 62.6% let to multiple tenants.
- Net rental income of £370,492 per annum, from a range of retailers including Betfred, British Heart Foundation, CEX, The Eye Clinic and more.
- Net ERV (Estimated Rental Value) £527,212 per annum.
- Significant asset management opportunity to re-purpose the offices into high quality student accommodation.
- Net ERV £723,405 per annum based on studio accommodation & retail option
- 25,845 sq. ft flexible retail space
- 14,043 sq.ft flexible office spaces measuring 103-2835 sq ft
- Planning consent given to convert office space into 45 studio accommodation units minus cost of conversion
- Freehold standalone block.
- Strategically located with excellent transport links and easy access from the M62 and M1 Motorways.
- Kirklees Council are currently undertaking significant regeneration to the town under its £250m Huddersfield Town Centre Masterplan.



# SITUATION

Ramsden House is prominently located within Huddersfield town centre bounded by New Street, Ramsden Street and Corporation Street, being adjacent to the Town Hall, Library and Art Gallery and the town's main shopping district.

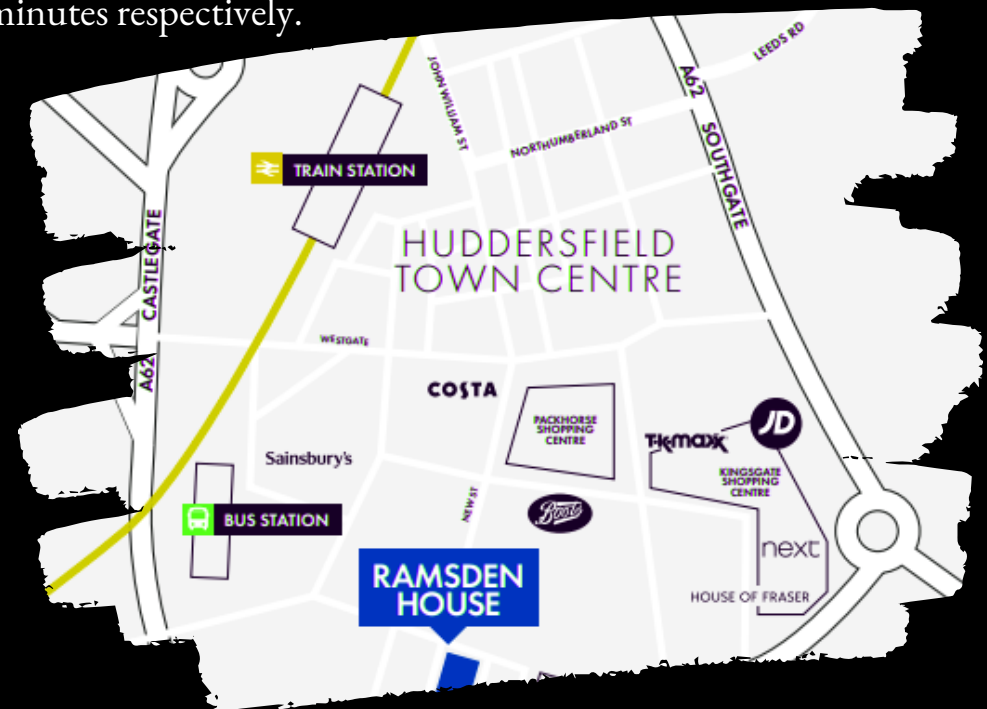
The main bus station is situated only a few minutes' walk away and various car parks are available in the immediate vicinity. The campus of University of Huddersfield is located 0.2 miles to the east and is easily accessible on foot. Huddersfield Railway Station is located approximately 0.4 mile (7 minute walk) to the north of the property, which forms one of the most used stations within the TransPennine rail network. It provides direct services to Manchester and Liverpool with a fastest journey time of approximately 35 minutes and 1 hour 5 minutes respectively.



# LOCATION

Huddersfield is the principal town in the Kirklees district of West Yorkshire and is located approximately 16 miles south west of Leeds and 28 miles north east of Manchester.

The town is strategically located to connect to the national motorway network, with direct access to Junctions 23, 24 and 25 of the M62. This is the major east to west route in the north of England and interchange for connections with the M6, M1, A1 (M) and M18. Proximity to the M62 also provides excellent access to the Ports of Liverpool and Kingston Upon Hull.





# SPECIFICATION

The overall area of each floor outlined below.  
Lettable Sq. Ft sizes can be found on the tenancy schedule.

FLOOR	SQ M	SQ FT
Basement	N/A	N/A
Ground & First Floor	2,401.05	25,845
Ramsden House - Second Floor	257.06	2,767
Ramsden House - Third Floor	262.63	2,827
Ramsden House - Fourth Floor	263.37	2,835
Ramsden House - Fifth Floor	260.40	2,803
Ramsden House - Sixth Floor	261.14	2,811
TOTAL	3,705.65	39,888

# PLANNING

The property is not Grade II listed and not located within a conservation area.  
Ramsden House benefits from planning consent to convert the office block into 45 residential studios.

All planning documentation is available on request. For further information please contact Kirklees Council Planning Department on 01484 221 000.





# REDEVELOPMENT OPPORTUNITY

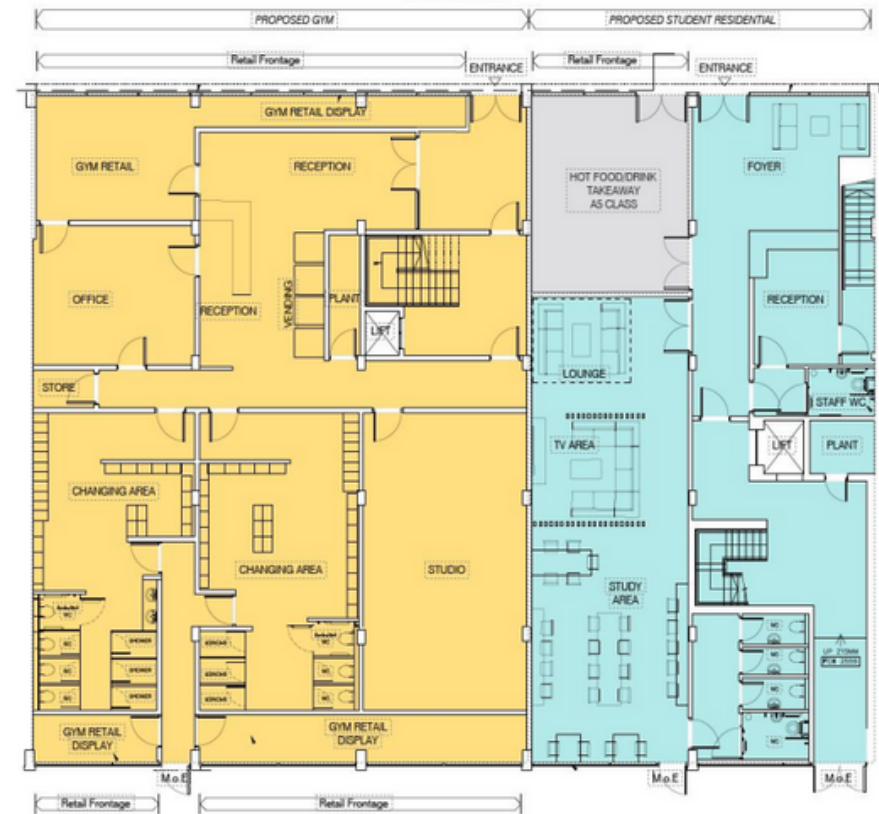
Ramsden House benefits from planning consent to convert the office block into 45 residential studios. Planning consent was granted on 22nd January 2021 under reference 2019/62/92983/W for Change of use and alterations to offices (class B1) to form 45 studio apartments for students (sui generis use) and change of use of ground and first floor units to gym (class D2), flexible A1/A3/A5 use and ancillary student facilities along with associated external alterations and installation of roof top plant.

Proposed Accommodation Breakdown:

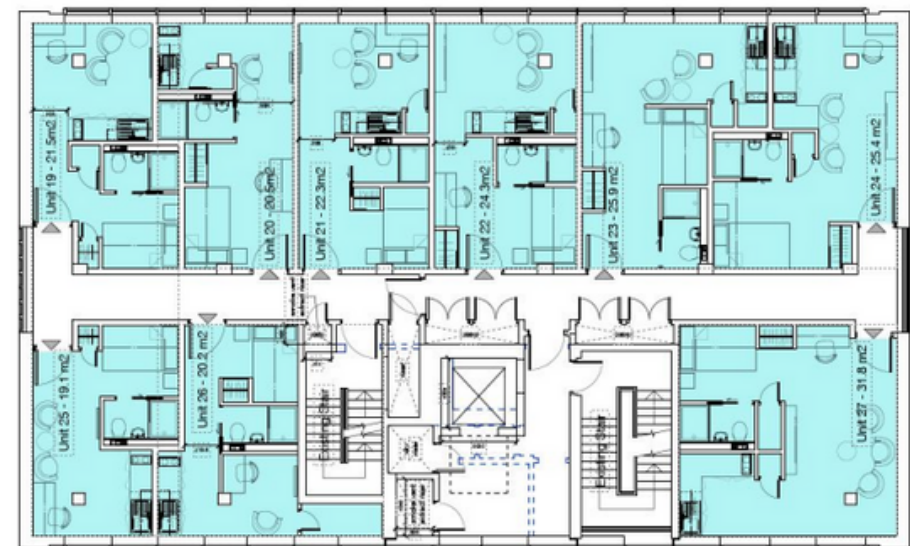
STUDIO TYPE	SIZE (SQ.M)	NO. UNITS
Small Studio	19-22	25
Medium Studio	24-25	15
Large Studio	31	5
<b>TOTAL</b>		<b>45</b>

All the planning documentation is available on request. For further information please contact;  
Kirklees Council's Planning Department 01484 221000.

## PROPOSED GROUND FLOOR NEW STREET



## PROPOSED THIRD FLOOR NEW STREET





# REDEVELOPMENT OPPORTUNITY

Excluding university halls of residence, Huddersfield offers an overall supply of 4,862 purpose built student accommodation beds arranged over 17 schemes. A number of larger developments including Host Students at Snow Island and IQ's Aspley House and Castings which are located to the south of the town centre.

Net ERV  
Opportunity  
**£723,405**

RETAIL/STUDIO  
ACCOMMODATION

## COMPETING STUDIO SCHEMES

OPERATOR NAME	PROPERTY NAME	ROOM TYPE	SUB CLASSIFICATION	TENANCY	MIN PER WEEK
IQ	Little Aspley House	Studio	Bronze	48	£205
IQ	Castings	Studio	Gold	51	£199
IQ	Aspley House	Studio	Silver	51	£211
Sasco	Bloomfield House	Studio	Executive Plus	48	£155
Sasco	Courtyard - Block A	Studio	Executive	48	£150
Sasco	Courtyard - Block B	Studio	Executive Gold	48	£160



# TENANCY SCHEDULE

## RAMSDEN HOUSE OFFICES - 83 NEW STREET

UNIT	~SQ.FT	LEASE START	LEASE EXPIRY	RENTAL	SERVICE	ERV	NOTES
SECOND FLOOR							
2-1	1,128	-	-	-	-	£1504.00	-
2-2	572	-	-	-	-	£762.66	-
2-3	726	-	-	-	-	£968.00	-
THIRD FLOOR							
3-1	667	-	-	-	-	£889.33	-
3-2	426	09/05/2022	08/05/2024	£567.46	£62.50	-	-
3-3	543	24/03/2022	23/03/2024	£400.00	£62.49	-	-
3-4	390	-	-	-	-	£520.00	-
3-5	726	-	-	-	-	£968.00	-
FOURTH FLOOR	2,835	-	-	-	-	£3780.00	-
FIFTH FLOOR	2,803	25/12/2020	24/12/2022	£1566.67	£953.33	-	-
SIXTH FLOOR							
6-1	780	17/01/2022	16/01/2023	£1040.00	N/A	-	£60 parking pcm
6-2	615	-	-	-	-	£820.00	-
6-3	386	-	-	-	-	£514.66	-

## GROUND AND FIRST FLOOR RETAIL SPACE

UNIT	~SQ.FT	LEASE START	LEASE EXPIRY	RENTAL	SERVICE	ERV	NOTES
73 NEW ST	954	26/04/2012	25/04/2022	£2000.00	£200.48	-	-Renegotiating
75 NEW ST	887	07/02/2022	06/02/2032	£1108.75	£50.00	-	-
77 NEW ST	3,687	25/09/2015	24/09/2025	£4166.67	£580.98	-	-
79 NEW ST	1,974	19/05/2021	18/05/2026	£1666.67	£427.14	-	-
81 NEW ST	641	09/02/2022	08/02/2027	£758.33	£41.67	-	-
85-87 NEW ST	4,407	07/02/2022	08/02/2032	£2666.67	N/A	-	£100 parking pcm
89-91 NEW ST	4,030	-	-	£2,083.33	-N/A	-	-
93 NEW ST	1,177	09/10/2017	08/10/2024	£1666.67	£247.93	-	-
95 NEW ST	2,031	24/06/2012	23/06/2022	£2500.00	£427.14	-	-Renegotiating
97 NEW ST	1,981	25/12/2017	24/12/2027	£2500.00	£417.32	-	-
99 NEW ST	1,389	26/11/2012	25/11/2022	£2250.00	£292.12	-	£10 Licence fee pcm
101 NEW ST	2,685	-	-	-	-	£2333.33	-
				£26,941.22	£3,763.15		

**CURRENT**  
**MONTHLY NET** £26,941.22  
**ANNUAL NET** £370,492.00

**POTENTIAL**  
**£13,059.98**  
**£156,719.76**

**TOTAL ERV**  
**£43,934.35**  
**£527,212.20**

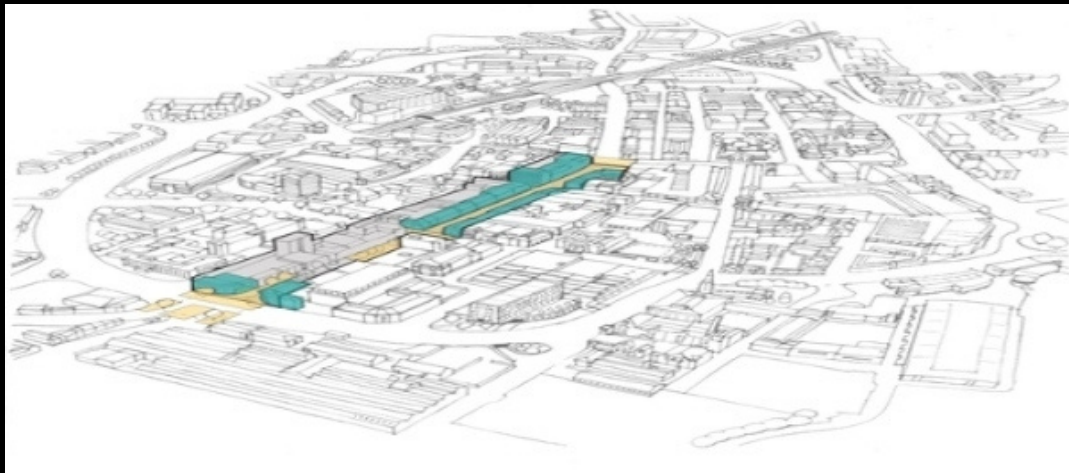






# THE HUDDERSFIELD BLUEPRINT

Kirklees Council announced the Huddersfield Blueprint in 2019. The £250m regeneration project is a 10 year plan aimed at creating a thriving, modern-day town centre. The Blueprint was made a Supplementary Planning document in May 2020.



## OBJECTIVES

The plan aims to deliver five key objectives for Huddersfield Town Centre:

- A vibrant culture
- Art, Leisure and Nightlife offer
- Thriving businesses
- A great place to live
- Improved access and enhanced public spaces.

## REGENERATION

The Blueprint focuses on regenerating six key areas, including a new Cultural Heart in the Queensgate and Piazza district, that neighbours Ramsden House. The plans will transform the immediate vicinity and the new cultural development will include a new library, art gallery, museum and live music venue. The plans also propose removing some of the Piazza shopping centre, recently purchased by the council, to create a large open space. The other key areas that will benefit are; Station Gateway, St Peter's, Kingsgate and King Street, New Street and The Civic Quarter.

## PLANS UNDERWAY

The Blueprint plans are now in motion with the redevelopment of the former Co Op building on New Street which has been funded in partnership with Kirklees council and the Property Investment Fund. The nature of the PIF means that the council can fund priority capital schemes that meet wider strategic regeneration benefits.

## RAMSDEN HOUSE

The property presents an opportunity to capitalise on a freehold asset management and redevelopment play that will benefit directly from the ongoing regeneration of the New Street, Queensgate and Piazza districts. The Blueprint initiative will support investment and long-term growth, attracting people and business to the town centre, which will in turn add value to key strategic sites such as Ramsden House.

# FURTHER INFORMATION

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## **TENURE**

Freehold

## **EPC**

Energy Performance Certificates are available on request. Please refer to the tenancy schedule for individual designations.

## **RATEABLE VALUES**

Rateable values available on request for individual properties.

## **VAT**

VAT will be applicable on the purchase price.

## **SPV**

This property is an assets within a new SPV vehicle. The SPV is brand new and has no liabilities attached and is entitled to paying a lower rate of stamp duty.

## **VIEWINGS**

Boss Group will provide the opportunity to formally inspect the site.





# PROPOSAL

## £2,995,000

For further information or to arrange a viewing  
please contact:  
07774101959

[ae@bossgroup.co.uk](mailto:ae@bossgroup.co.uk)