

The logo for Kingsgate Huddersfield. It features a stylized 'M' icon on the left, composed of multiple vertical bars in a gradient of colors from red to blue. To the right of the icon, the word "KINGSGATE" is written in a large, white, sans-serif, all-caps font. Below "KINGSGATE", the word "HUDDERSFIELD" is written in a smaller, white, sans-serif, all-caps font.

# KINGSGATE

## HUDDERSFIELD

Huddersfield's Dominant Retail & Leisure Destination  
Investment Opportunity





HUDDERSFIELD  
BUS STATION

CULTURAL HEART  
REDEVELOPMENT

PACKHORSE  
SHOPPING CENTRE

HUDDERSFIELD  
STATION

UNIVERSITY OF  
HUDDERSFIELD

GREAT NORTHERN  
RETAIL PARK

SAINSBURY'S

KINGSGATE

A62 Southgate

New Street

A62 Queensgate

A62 Wakefield Road



# INVESTMENT SUMMARY

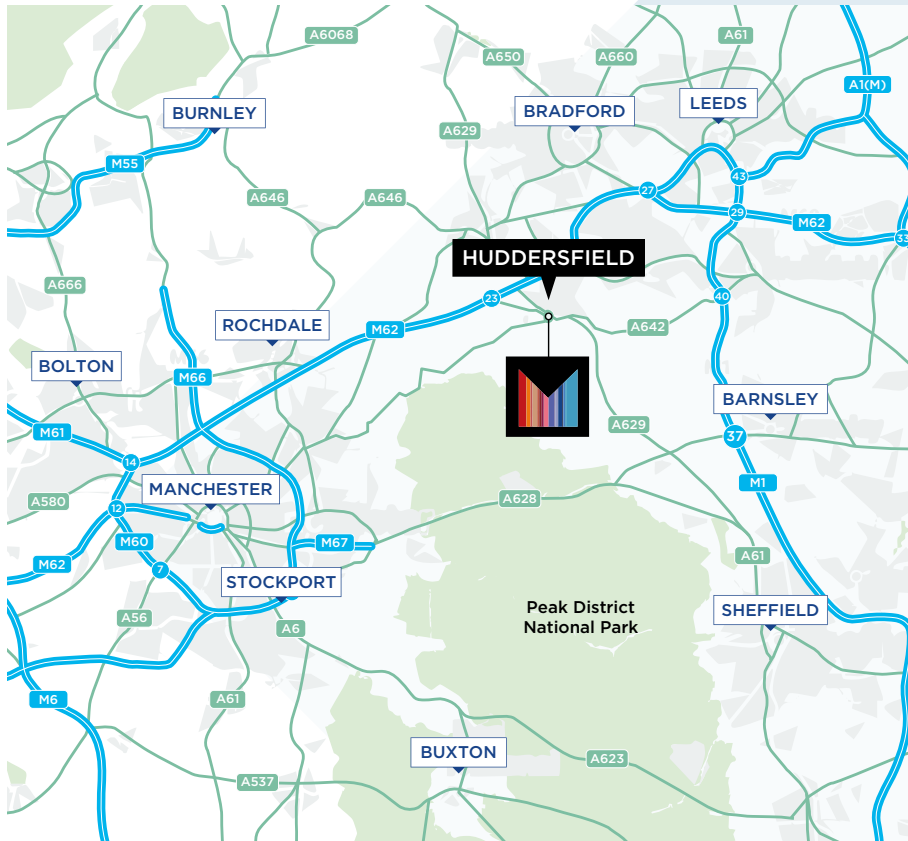


**A unique opportunity to acquire the freehold interest in Kingsgate Shopping Centre, Huddersfield's dominant retail and leisure destination**

- Huddersfield is located in West Yorkshire and serves an extensive catchment with an estimated total consumer base of **488,000 people** (PROMIS)
- Kingsgate Shopping Centre is a dominant, well anchored **c.280,000 sq ft** scheme, located in the centre of the town's retail provision
- Freehold site comprising **5.41 acres (2.19 hectares)**
- Key anchor tenants include **The Light, Sports Direct, TK Maxx** and **Boots** (Opening in 2026)
- Footfall of **4.7 million people per annum**, expected to significantly increase post The Light opening
- The scheme provides the primary car park provision providing **650 space multi-storey car park**
- **Opportunity to drive NOI by c. £800,000**, through building on recent leasing momentum following The Light opening in April 2025.
- Scheme has a **robust WAULT of 7.34 to break and 9.07 to expiry**
- Total gross income of **£4,457,644 per annum** and NOI after shortfalls and non-recoverable of **£4,064,481 per annum**

# LOCATION & CONNECTIVITY

Huddersfield is a market town in West Yorkshire, located approximately 19 miles southwest of Leeds, 29 miles northeast of Manchester and 190 miles north of London.



Kingsgate Shopping Centre is located in the heart of Huddersfield town centre and is easily accessible by car, train and bus.

## CAR



The town is well connected to major roads, including the A62, A640 and A629 which link to the M62 approximately 3 miles to the north, and via the A637, which provides access to the M1 approximately 12 miles to the east.

### HALIFAX

8.8 miles  
22 mins

### BRADFORD

12.6 miles  
26 mins

### LEEDS (JCT 25)

18.6 miles  
30 mins

### MANCHESTER (JCT 23)

24.7 miles  
57 mins

### SHEFFIELD

27.0 miles  
59 mins

## TRAIN



Huddersfield railway station is a 7-minute walk from Kingsgate Shopping Centre providing direct services to Manchester, Leeds, Sheffield and other local destinations. As well as onward journeys to London via Manchester Piccadilly. The station sits on the Transpennine Route, currently undergoing a £500m upgrade to double the network capacity and reduce journey times to Manchester, Leeds and York, due to complete in 2025.

### LEEDS

15 mins

### MANCHESTER

30 mins

### BRADFORD

42 mins

### SHEFFIELD

75 mins

### LONDON

2hrs 30 mins

## BUS



Huddersfield bus station is located a 10-minute walk away from Kingsgate Shopping Centre, providing services to Bradford, Brighouse, Halifax, Manchester, Oldham and Leeds as well as other local destinations.

# CATCHMENT & DEMOGRAPHICS

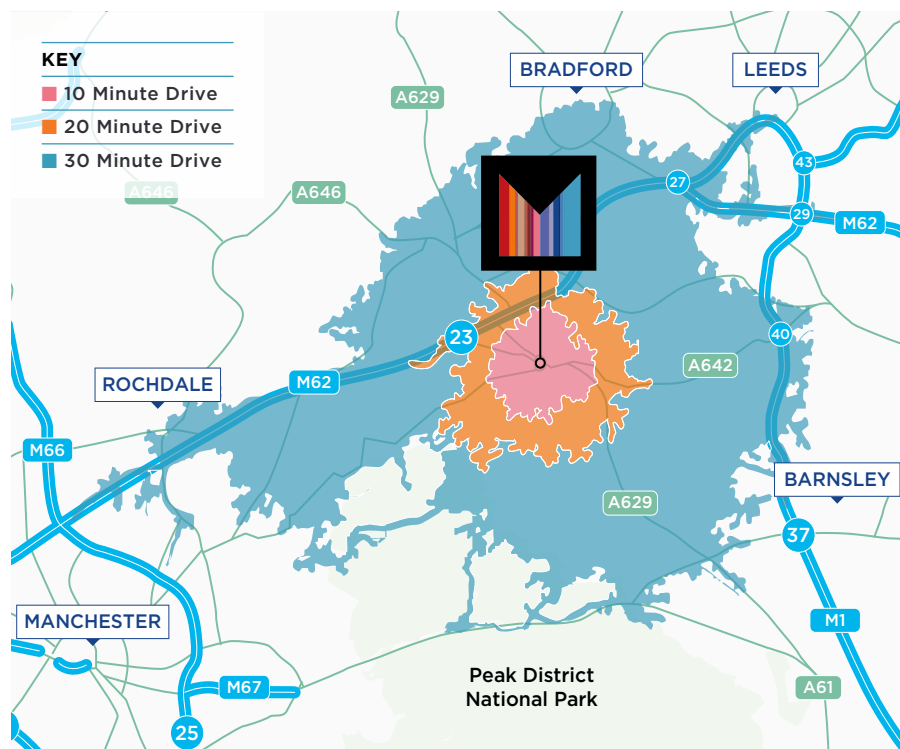
Huddersfield is the **largest urban area within Kirklees Council**, it has an estimated 101,090 people located within a 10-minute drive time, which extends significantly to 294,954 and 850,213 within a 20-minute and 30-minute drive-time respectively (Experian, 2024).

According to PROMIS it has a **primary catchment population of 289,000** with an estimated **customer base of 488,000 (PMA)**.

Kirklees' **employment rate of people aged between 16 to 64 was 74.1% year ending Dec-2023, a +3.8% increase compared to the previous year (ONS)**.

Huddersfield has **over 20,000 students** studying at the University of Huddersfield. The university has achieved **Gold status** in the Teaching Excellence Framework (2023) and named the Most Improved University in the UK by QS in their World University Rankings (2024).

UoH ranks among the **Top 50 UK universities for Research Power**, with world-leading research in Music, Biological Sciences, Architecture and the Built Environment.



## DRIVE TIME POPULATION



## LOCAL ECONOMY

University of Huddersfield is one of the region's largest employers, it contributes **£300 million annually to the local economy** and UoH invested **£198 million in campus developments to date with Queensgate Campus adjacent to Kingsgate**.

Huddersfield is an integral part of Kirklees' £8.35 billion GVA economy, renowned for its advanced engineering, textile manufacturing and its emergence as a hub for health, wellbeing, medical and digital technologies. With a rich industrial heritage, Huddersfield has double the national average employment in manufacturing and engineering, with approximately 1,500 manufacturing companies based in Kirklees.

Its global reputation extends to health, life sciences and pharmaceuticals. West Yorkshire is home to five of the six national NHS offices, 22% of the UK's digital health jobs and the largest concentration of medical device companies in the UK. In Huddersfield alone, the sector employs 23,000 people, with a +15% job increase last year.



# INVESTMENT & REGENERATION

Huddersfield town centre is undergoing a remarkable transformation, totalling over £1 billion of public and private sector investment.



The Huddersfield Blueprint is a ten-year vision to create a thriving, modern-day town centre. It focuses on regenerating six areas:

## 1 STATION GATEWAY

Kirklees Council and the West Yorkshire Combined Authority have earmarked this area for improvement following Network Rail's £500m Transpennine Route upgrade. Opposite the station, the Grade II listed George Hotel is undergoing a £30m refurbishment to become Yorkshire's first Radisson RED hotel.

## 2 PIAZZA

Kirklees Council is investing £262m to transform the former Piazza Shopping Centre into the town centre's 'Cultural Heart'. The project will revitalize the Grade II listed Queensgate Market as a food hall and library, set around a new public square for cultural events. Phase 1 opens in Summer 2026, with future phases including a live entertainment venue, museum and gallery.

## 3 KINGSGATE & KING STREET

The council supported the transformation of the former House of Fraser into The Light, a flagship leisure destination within Kingsgate Shopping Centre. This major investment enhances the town's leisure offer, will complement the 'Cultural Heart', and has created new jobs. Public realm improvements have also been delivered to provide safer, greener access for visitors.

## 4/5/6 ST PETERS, NEW STREET AND CIVIC QUARTER

The Council has identified the following areas for future residential development.

Kirklees Council is committed to supporting the town centre economy by encouraging culture, leisure and residential development.

The council has formed the Huddersfield Blueprint, a ten-year vision which aims to deliver five key themes for Huddersfield Town Centre by 2030.



A vibrant culture, art, leisure and nightlife offer



Thriving businesses



A great place to live



Improved access

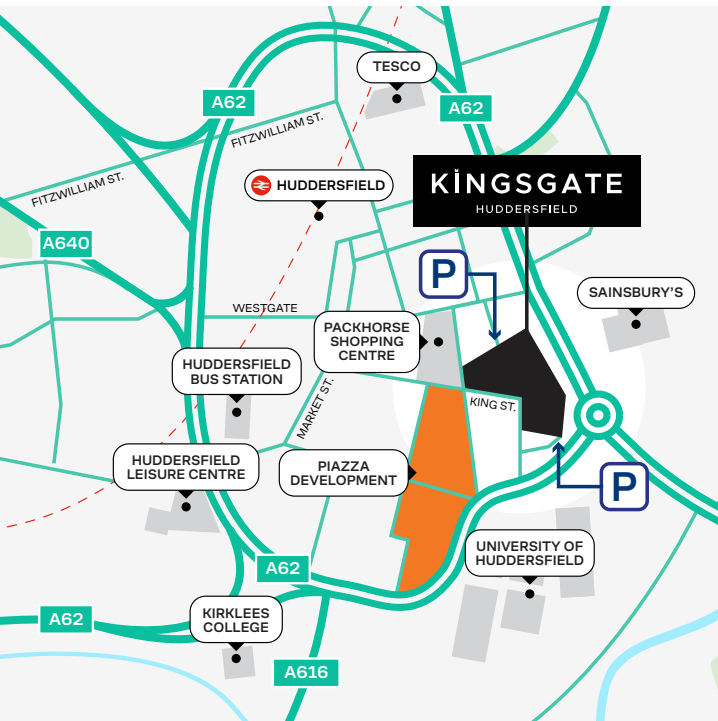


Enhanced public spaces



# SITUATION

Kingsgate Shopping Centre is located in the heart of Huddersfield's town centre and is bound by the A62 Southgate to the north east and south, Zetland Street and King Street to the west and Kirkgate to the north. The car park can be accessed off Venn Street, at the north of the scheme and Zetland Street the south of the scheme.



## RETAILING IN HUDDERSFIELD

Huddersfield is a popular retailing destination with a good level of retail provisions. The town centre retail floor space is estimated at 1.36 million sq ft, dominated by Kingsgate Shopping Centre. The only other managed shopping centre environment in the town centre is the 90,000 sq ft Packhorse Shopping Centre which provides a predominately independent line-up of retailers and F&B operators.

In addition to the high street provision which is a mix of national and local operators such as Primark, B&M, Savers and Superdrug.

Adjacent to the main entrance of Kingsgate is the Piazza Shopping Centre, which is due to be demolished (Boots are relocating into Kingsgate from here). It is part of the the major redevelopment as part of the 'Cultural Heart' initiative currently undergoing a major redevelopment as part of the 'Cultural Heart' initiative. Construction is underway, with completion of Phase One expected in 2026, marking a significant transformation of the town centre into a vibrant cultural and commercial hub.



# THE ASSET



A62 Southgate

A62 Queengate

Zetland Street

King Street

Queen Street

Cross Church Street



# THE ASSET

Kingsgate Shopping Centre comprises over 280,000 sq ft fully enclosed shopping centre, constructed in 2002 by WD. The main entrance of the shopping centre is at the junction of King Street and Cross Church Street.

The centre was anchored by House of Fraser and this has been repurposed to The Light, a 70,000 sq ft cinema and leisure complex which opened in April 2025. The Light provides a 6-screen cinema, bowling, games arcade, climbing centre, mini golf and laser quest.

The centre boasts an annual footfall of 4.7 million per annum, this is expected to grow exponentially following The Light's opening.



## CAR PARK

The scheme provides the town's primary car park provision with a 650-space multi-storey car park. Access to the car park is via Venn Street to the north and Zetland Street to the south.





# HUDDERSFIELD'S PRIME LEISURE DESTINATION









# KINGSGATE CENTRE PLAN









# INCOME ANALYSIS

The Kingsgate Shopping Centre has a robust income profile. The centre has a WAULT of 7.34 years to break and 9.07 years to expiry with 69% of the rent against national covenants.

The income profile across the scheme has been bolstered by The Light, which contributes to 15% to the total gross income.

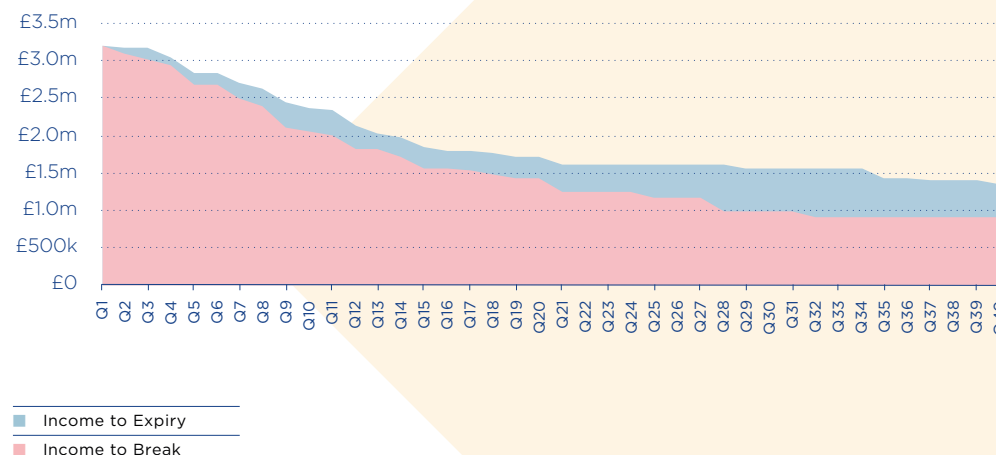
## INCOME SUMMARY

Contracted Rent	£3,899,806
Turnover Rent	£557,838
Shortfalls	-£368,163
Landlord's Cont. to Marketing	-£25,000
<b>TOTAL NET INCOME</b>	<b>£4,064,481</b>

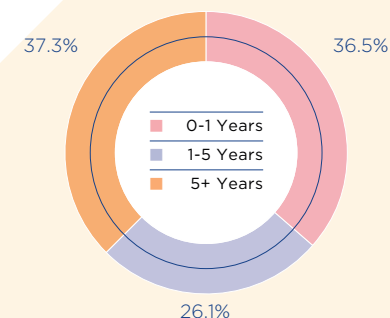
## TOP 10 INCOMES

RANK	UNIT	TENANT	SQ FT	GRI	% OF GRI	UXT TO BREAK	UXT TO EXPIRY
1	Car Park	Car Park	-	£800,000	17.9%	-	-
2	Store 1	The Light	71,396	£660,000	14.8%	24.28	24.28
3	Unit 1	JD Sports	6,688	£185,000	4.2%	1.79	1.79
4	Store 3	To be Boots	13,987	£180,000	4.0%	6.55	10.55
5	Store 2	TK Maxx	27,808	£150,000	3.4%	2.50	2.50
6	Unit 4 & 5	River Island	7,428	£141,807	3.2%	0.75	0.75
7	Mall Income	Mall Income	-	£125,601	2.8%	-	-
8	Unit 11 & 12	HSBC	4,566	£110,000	2.5%	3.32	8.36
9	Unit 27	Wetherspoons	6,971	£100,000	2.2%	7.57	27.59
10	Unit 21	New Look	11,380	£90,266	2.0%	0.84	2.84
<b>TOTAL</b>			<b>150,224</b>	<b>£2,542,673</b>	<b>57.0%</b>		

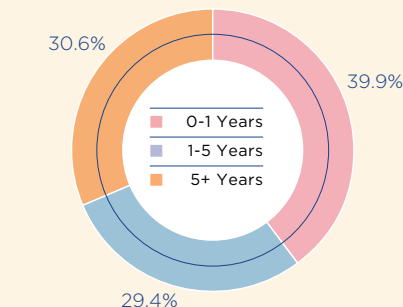
## INCOME WATERFALL



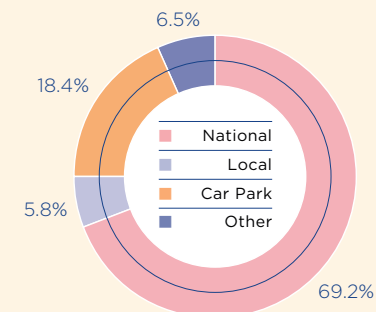
## INCOME TO EXPIRY



## INCOME TO BREAK



## INCOME PROFILE BY COVENANT













# TENURE

The property is held under a Freehold title interest, WYK793294 and WYK727244 edged red on the plan. 53-57 King Street is sold off long leasehold.

The site area extends to 5.41 acres (2.189 hectares).

Packhorse Shopping Centre

A62 Queensgate

For illustrative purposes only



# FURTHER INFORMATION



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## SERVICE CHARGE

The service charge budget for Kingsgate Shopping Centre, year ending 2025, is £1,301,109, reflecting an unweighted £4.70 per sq ft.

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## VAT

The property is registered for VAT and it is proposed that the sale will be treated as a 'Transfer of a Going Concern'.

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## MARKETING BUDGET

Landlord's contribution to the marketing costs for the current year is £25,000.

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## ANTI-MONEY LAUNDERING

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

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## SURVEYS

A warranted vendor survey has been commissioned and will be assignable to the purchaser. It is available on the marketing data room.

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## DATA ROOM

Further information on the asset and the opportunity is held on the secured data room. Parties are invited to register for access by clicking the link below:

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## EPCs

EPCs are available for the property in the marketing data room.



# PROPOSAL

We are instructed to seek offers in excess of £36,250,000 (Thirty Six Million, Two Hundred and Fifty Thousand Pounds), exclusive of VAT and subject to contract.

An acquisition at this level would reflect a Net Initial Yield of 10.50% assuming standard purchaser's costs of 6.77% and a capital value of £140 per sq ft.

# CONTACTS

For further information, or to arrange a site inspection, please contact:

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Made by Tayler Reid