

FULLY LET INVESTMENT OPPORTUNITY FOR SALE

Vickers
carnley



17-19 Bank Street, Ossett, WF5 8PS

- 2,369 Sq Ft (220.08 Sq M)
- Asking Price £495,000
- Two tenanted retail units
- Three tenanted residential flats
- Well maintained internally and externally
- Prime town centre location
- Car parking to the rear
- 8.7% Gross Yield



DESCRIPTION

This is widely regarded as one of the most prominent building in Ossett Town Centre, being well maintained having established tenants in the retail parts and occupying a commanding position on the precinct in the heart of the town centre.

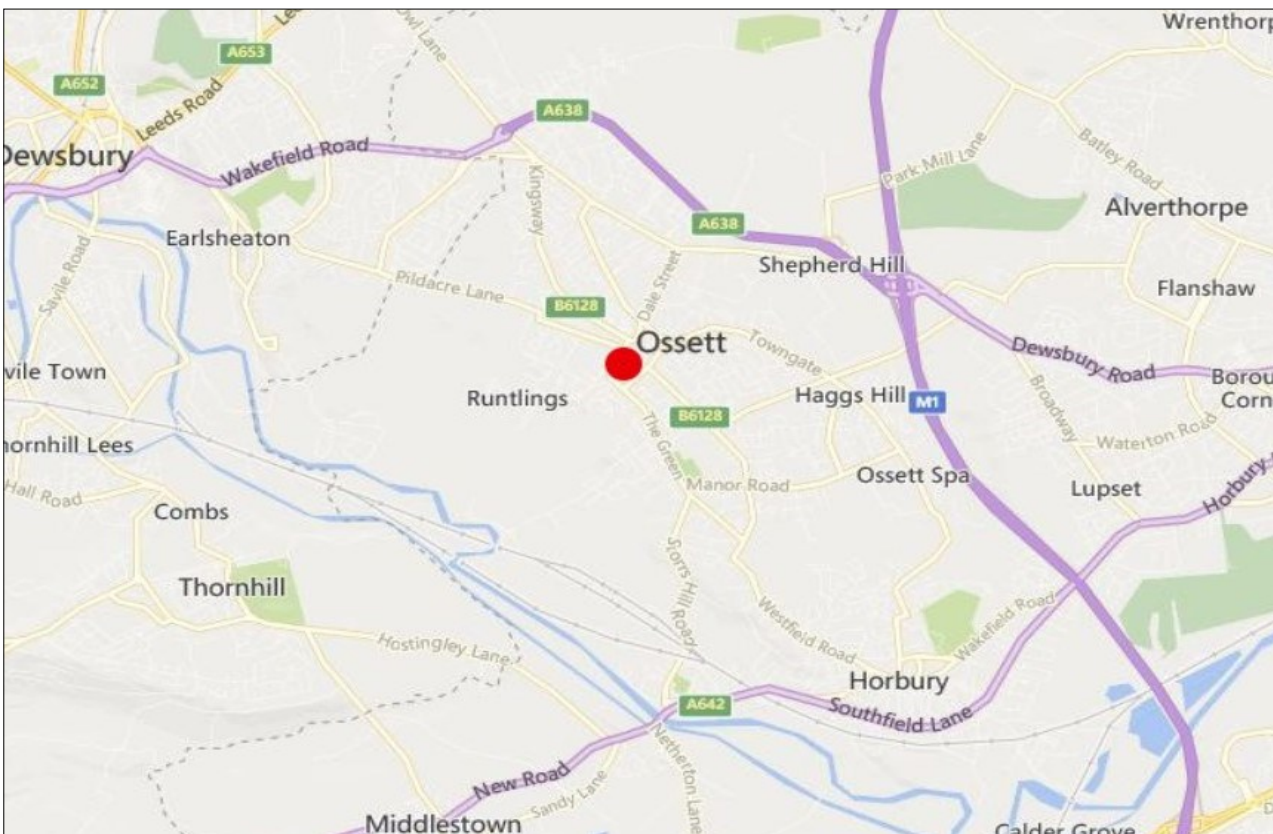
The premises are brick built consisting of two ground floor retail units along with 3 residential flats to the upper floors taking a total annual rental income of £43,200.

Both internally and externally the property is in good order and benefits from having six car parking space to the rear.

LOCATION

The premises occupy a very visible and convenient position in the centre of Ossett fronting onto the precinct and opposite the Wellgate Shopping Centre.

Ossett is well served via the motorway network with junction 40 less than 1.5 miles away and is of course convenient for neighbouring Wakefield and Leeds.



FREEHOLD

Asking Price £495,000

ACCOMODATION

17 BANK STREET

Main retail area - 23ft x 20ft = 460 sq ft

Rear office - 6ft 11in x 6ft 11in = 47 sq ft

Safe area- 7ft x 6ft = 42 sq ft

Net internal area - 549 sq ft (plus kitchen & wc facilities)

19 BANK STREET

Retail Area - 13ft 3in x 28ft 10in = 382 sq ft

9ft 7in x 8ft 5in = 81 sq ft

Kitchen - 4ft 6in x 5ft = 23 sq ft

Net internal area- 486 sq ft (plus Wc)

FLAT 1, 17A BANK STREET (first floor)

Lounge/Kitchenette - 29ft 7in x 12ft 7in = 372 sq ft

Bedroom 1 - 12ft 10in x 10ft 2in = 130 sq ft

Bedroom 2- 9ft 8in x 10ft 2in = 98 sq ft

Bathroom - 3 piece tiled suite

Net internal area- 600 sq ft plus bathroom

FLAT 2, 17A BANK STREET (second floor)

Lounge/Kitchenette - 12ft 8in x 6ft 2in = 77 sq ft

Bedroom 1 - 8ft 11in x 12ft 8in = 114 sq ft

Bedroom 2/office - 9ft 10in x 7ft 1in = 70 sq ft

Bathroom with shower (no bath)

Net internal area- 261 sq ft plus bathroom

19A BANK STREET

Kitchen - 9ft 11in x 7ft 9in = 77 sq ft

Lounge- 24ft x 9ft 9in = 234 sq ft

Bedroom 1- 10ft x 8ft average = 80 sq ft

Bedroom 2- 13ft 2in x 6ft 3in = 82 sq ft

Bathroom with separate Wc

Net internal area - 473 sq ft plus bathroom

LEASE DETAILS

17 Bank Street

Occupied for over 25 years by Deans Jewellers a paying an annual rental of £12,600.

5 year lease expires 31st March 2026. Rent review 1st April 2024.

19 Bank Street

Occupied for 8 years by a well established Ladies Fashion retailer bringing in an annual rental of £7,800.

5 year lease expires 2nd Sept 2026. The tenant pays an additional £156.00 per annum towards the water bill for the building.

TENANCIES RESIDENTIAL- Flats on 6 month fixed tenancy or rolling monthly tenancies.

Flat 1 17a Bank Street -£695.00 pcm

Flat 2 17a Bank Street - £510.00 pcm

Flat 19 Bank Street £695.00 pcm

Total rental income—£43,200.00 per annum

The landlord currently pays for the water for the whole property which currently stands at circa £840 per annum.

RATES

We understand from the VOA website that the current rateable value is:

17 Bank Street —£8,700

19 Bank Street—£5,800

The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

The individual apartments are subject to Council Tax.

VAT

The Landlord has not elected to register this property for VAT.

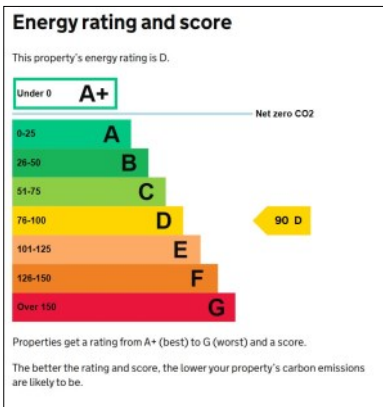
LEGAL COSTS

Each party is responsible for their own legal costs.

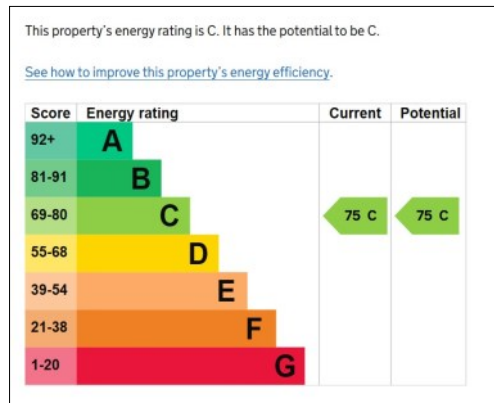
VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

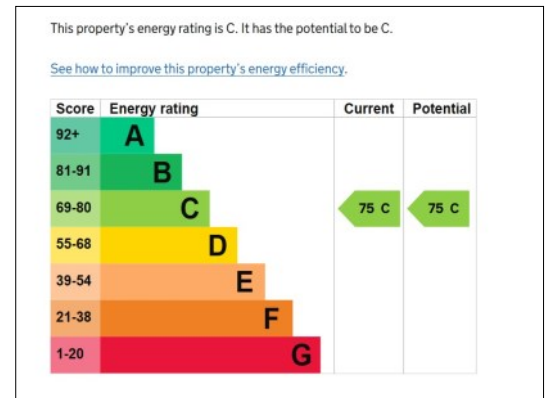
17 Bank Street



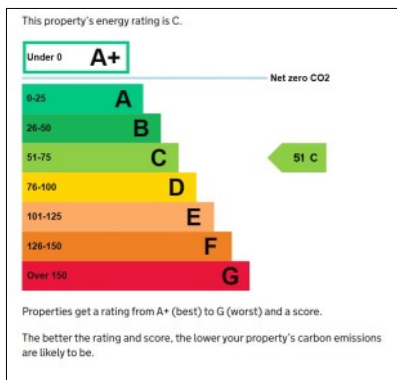
Flat 1, 17a Bank Street



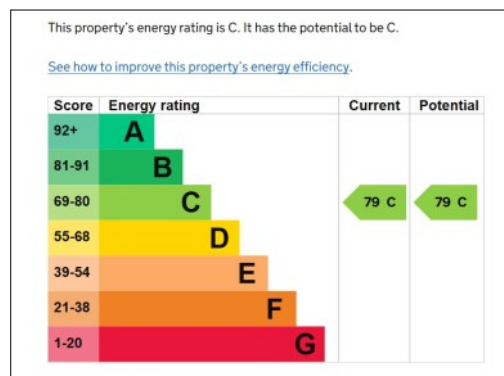
Flat 19a Bank Street



19 Bank Street



Flat 2, 17a Bank Street



GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were created March 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.