

FOR SALE

**7-9, 11-13 & 15
OVENDEN ROAD
HALIFAX
HX3 5PN**

- Investment property
- Prominent position on Ovenden Road
- Three retail units currently let generating a headline rent of £20,280 per annum



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- INVESTMENT PROPERTY
- PROMINENT POSITION ON OVENDEN ROAD
- THREE RETAIL UNITS CURRENTLY LET GENERATING A HEADLINE RENT OF £20,280 PER ANNUM



Price

£280,000 for the Freehold

EPC

The property has been assessed with an EPC rating of TBC.

Accommodation

| The Total Approximate net internal floor areas are: | | |
|---|--------------|---------------|
| | Sq Ft | Sq M |
| 7 - 9 Ovenden Rd | 392 | 36.42 |
| 11 - 13 Ovenden Rd | 406 | 37.72 |
| 15 Ovenden Rd | 341 | 31.68 |
| Total Approximate NIA | 1,139 | 105.82 |
| All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent. | | |

Location

The property is situated on Ovenden Road which leads to the A629 Keighley Rd approximately 1 miles north of Halifax Town Centre. Good main access communications exist with junction 24 of the M62 Motorway being approximately 6 miles to the south.

Description

The investment comprises of three single storey retail units located prominently on the main A629 Ovenden Road on the outskirts of Halifax Town Centre currently tenanted generating a headline rent of £20,280 per annum.

7-9 Ovenden Road measures 392 Sq Ft and offers a ground floor open plan retail unit with kitchenette facilities and steel security roller shutter doors. The tenant has recently signed a 3-year agreement expiring in February 2025.

11-13 Ovenden Road measures 406 sq ft having open plan ground floor accommodation with steel security roller shutter. A new agreement was signed in December 2021.

15 Ovenden Road measures 341 Sq Ft and provides open plan ground floor accommodation with steel security roller shutters. The tenant recently signed a new agreement expiring in January 2025.

All units have access to WC facilities with mains services to include electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Rateable Value

Available on request.

Terms

The Freehold is offered For Sale subject to occupational tenancies.

VAT

The prices quoted are exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in any letting or sale transaction.

Viewing

For further information or to book a viewing please contact the Sole Agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 42104

Mar-22



Property House, Lister Lane, Halifax, HX1 5AS

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