

Walker Singleton

FOR SALE

74/ 76 Commercial Street
Brighouse
HD6 1AQ

- Investment property situated within Brighouse Town Centre
- Generating £43,701 per annum
- Comprising of two ground floor retail units, a sub station and a first floor studio
- 3,179 Sq Ft (295.33 Sq M)



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Location

The investment is located in Brighouse Town Centre in an extremely prominent position. Brighouse is ideally located for access to the M62 motorway network located within 1 mile and is surrounded by the larger Towns of Huddersfield and Halifax.

Description

The investment briefly comprises of three high street units plus a rear yard and sub station situated prominently on Commercial Street within Brighouse Town Centre.

The investment generates a total of £43,701 per annum and benefits from having leases in place with strong regional & local covenants to include D P Realty Ltd trading as Dominoes Pizzas on a 20 year lease expiring in December 2026, Total Travel Brighouse Limited on a 10 year lease expiring 31st March 2034, a sub station on a 60 year lease expiring in September 2023, and a private individual leasing the first floor yoga studio currently holding over on the agreement.

Rental

£475,000 for the Freehold and part Long Leasehold

Terms

74 and 76 Commercial Street are Freehold with part of 74a being held on a Long Leasehold expiring in March 2183. The Freehold and part Long Leasehold are being sold subject to the existing lease agreements.

VAT

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

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Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
74 – Total Travel	763	70.84
74a – Room for Yoga	925	85.90
76 GF – Domino's Pizza	783	72.74
76 1 st Floor – Domino's Pizza	708	65.77
Total approximate NIA	3,179	295.33

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.

Rateable Value

The properties have been assessed for uniform business rates with the following rateable values:

- 74 – £13,000
- 74a – £8,000
- 76 - £14,250

EPC

The property has been assessed with an EPC rating of:

- 74 - B 34
- 74a - B 43
- 76 - E 106

Legal Fees

Each party to be responsible for their own legal fees incurred in any sales transaction.

Viewing

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

Piers Fisher

Direct Line: 01422 430022
Email: piers.fisher@walkersingleton.co.uk

Yasmin Lee

Direct Line: 01422 430026
Email: yasmin.lee@walkersingleton.co.uk

Ref: 43408 Date: May-24



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Property House, Lister Lane, Halifax, HX1 5AS

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