

FOR SALE

**11-13 CORNMARKE
HALIFAX
HX1 1TH**

- RARE INVESTMENT AND DEVELOPMENT OPPORTUNITY
- 6,028 SQ FT (560.00 SQ M)
- GROSS AVERAGE INCOME CIRCA £32,500 PAX
- APPROVED PLANNING PERMISSION FOR 3 LARGE APARTMENTS



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Location

The premises is located in on the busy pedestrian friendly street of Cornmarket in Halifax Town Centre. Having a return frontage on to Russel Street and situated next to Clarks and the Yorkshire Building Society the premises sits in a prime shopping location. The property is within 75m of the Northgate House office development along with the brand new Trinity Academy Sixth Form College.

Description

The premises briefly comprises of three retail investments situated within the heart of the pedestrianised shopping area of Halifax with approved planning permission for three residential apartments on the upper floor levels.

The retail investments generate an average headline rent circa £32,500 per annum and comprise of a hairdressers on the ground floor on a 10 year lease expiring in 2031, a phone kiosk on a 5 year lease expiring in 2027, and a tattoo studio on the first floor on a 5 year lease expiring in 2025.

The upper floors have been stripped back ready for conversion with planning permission approved for two 2 bedroom apartments measuring over 1,100 sq ft each and one 1 bedroomed duplex apartment measuring over 650 sq ft. See planning reference 20/01432/FUL on the Calderdale Planning Portal for full information and floor plans.

Mains services connected to the premises 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.

Price

Offers in the region of £400,000 for the Freehold



Property House, Lister Lane, Halifax, HX1 5AS

Terms

The Freehold interest of the property is available For Sale subject to the existing tenancies.

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Tranquil Spa	2,029	188.50
Paradise Tattoos	841	78.13
Mobile Kiosk	158	14.68
Vacant Upper Floors	3,000	279.49
Total Approximate NIA	6,028	560.00

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 property has been assessed for uniform business rates with a rateable value of:

Ground Floor and Basement: £14,750

First Floor: £4,300

Pt 1st, 2nd and 3rd Floors: £2,350

Kiosk: £5,900.

EPC

The property has been assessed with an EPC rating of D (77).

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 transaction.

Viewing

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

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk Ref: 40727Nov-23

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