

FOR SALE

**18-20 BRIDGE GATE
HEBDEN BRIDGE
HX7 8EX**

- Investment for sale in a prime pedestrianised retail location
- Annual income of £25,000
- Private courtyard
- Double fronted – potential for future split in to two units
- 1,278 Sq Ft (118.73 Sq M)



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Location

The property is situated on the pedestrianised Bridge Gate in Hebden Bridge, a prime retail location in this very popular town which benefits from good levels of tourist trade in addition to local custom. Hebden Bridge is located approximately 7 miles to the West of Halifax Town Centre on the main A646 Burnley Road.

Description

The premises briefly comprise the ground floor of a stone built terrace property located on the main shopping precinct within Hebden Bridge Town Centre

Being double fronted and of open plan configuration the property comprises a ground floor retail unit incorporating a light and airy extension with Velux lights in the roof and rear courtyard accessed via two sets of glazed sliding doors to the rear elevation. Internally the premises is finished to a high standard having exposed stonework, timber beams and paint and plastered walls.

Price

£325,000 Freehold

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	1,278	118.73
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 £21,000.

EPC

The property has been assessed with an EPC rating of E - 125.

Terms

The Freehold is offered for sale subject to a lease is being in place to the tenant Fat Face Ltd until 6th July 2022 with the benefit of a rental income of £25,000 per annum exclusive.

VAT

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

Legal Fees

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

Viewing

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

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 30009

Sep-20



Property House, Lister Lane, Halifax, HX1 5AS

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