

bramleys

COMMERCIAL

For Sale

**3, 3a, 5 & 5a Coronation St
Elland
Halifax
HX5 0DF**

**Asking Price
£250,000**



MIXED USE INVESTMENT OPPORTUNITY

Rental Income £17,100 rising to £18,300 pa

- Fully occupied mixed use investment premises
- Situated across from the Rex Cinema
- Good parking within close proximity

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DESCRIPTION

The property comprises a three storey stone built mid terrace property. The property provides ground floor retail accommodation extending to 749ft² which is let on a 6 year lease commencing January 2024 at a stepped rent increasing to £7,800 per annum.

There are 2 two bedroom flats, both currently let on AST tenancies generating an income of £10,500 per annum.

LOCATION

The property fronts onto Coronation Street and benefits from on-street car parking to the front and a public car park within close proximity.

Elland is a town positioned between Halifax and Huddersfield with the town centre providing a range of amenities, including a large Morrisons supermarket, B & M Bargains and Aldi.

The retail accommodation benefits from its close proximity to the town centre and newly refurbished town Library.



ACCOMMODATION

3a Coronation Street
2 Bedroom flat 67.00m² (721ft²)

5a Coronation Street
2 Bedroom flat 63.00m² (678ft²)

3 & 5 Coronation Street

Ground Floor
Retail area 69.62m² (749ft²)
Toilet facilities
Basement Stores

PRICE
£250,000.

TENURE

The property is held under 2 separate freehold titles with title absolute.

TENANCIES

3a Coronation Street
Currently rented at £475 pcm on an AST from May 2023

5a Coronation Street
Currently rented at £400 pcm on an AST from February 2020

3 & 5 Coronation Street

Let to a hair salon on a commercial lease for a term of 6 years commencing 22 January 2024 for a term of 6 years at a stepped rent increasing to £7,800 per annum.

CONTACT

George Aspinall
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RATEABLE VALUE AND UNIFORM BUSINESS RATE
£5,500

The uniform business rate applicable for 2023/24 is 49.9p/£.

COUNCIL TAX

The flats are within Council Tax Band A.

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING:

Retail TBC
Flat 3a E Rating
Flat 5a E Rating.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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