

Carlton Chambers
King Cross Street
Halifax
HX1 2SH

Asking Price:
£475,000



MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT

Generating Annual Income of £46,960
Initial Yield 9.89%

- Substantial, attractive building providing 2 ground floor retail units & 4 two bedroom apartments above
- Positioned on the edge of Halifax town centre
- Apartments finished to a good standard with modern fixtures & fittings

DESCRIPTION

The property comprises a detached three storey stone built property with ashlar stone face positioned on the edge of Halifax town centre and is constructed under a pitched and hipped slate covered roof with a three storey extension to the rear.

The property is fully occupied and provides 2 ground floor retail units occupied by a baby scanning clinic and Chinese massage therapists. The commercial element of the property generates £16,000 per annum.

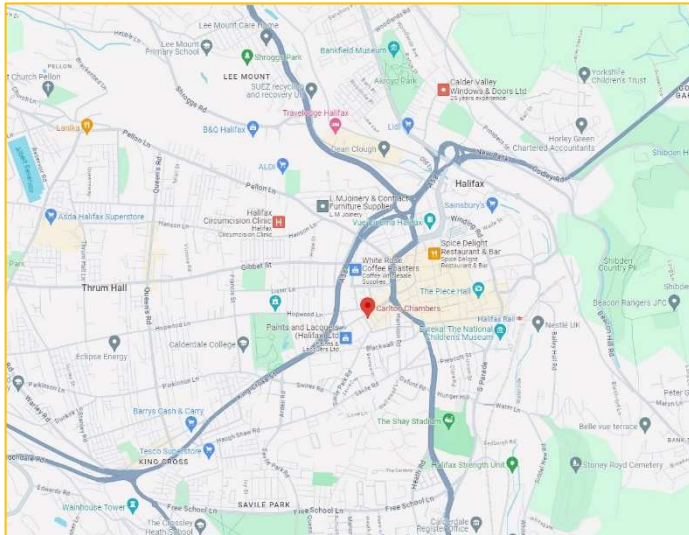
To the upper floors are 4 self-contained two bedroom apartments which are all tenanted under Assured Shorthold Tenancies and generate an income of £30,960 per annum. The apartments are finished to a good standard with modern fixtures & fittings, have PVCu double glazed windows and gas fired central heating system.

The property presents an excellent opportunity to acquire a mixed commercial and residential investment which is fully tenanted and well located close to all amenities provided by the town centre.

LOCATION

The property is positioned at the junction of King Cross Street and Carlton Street on the western edge of Halifax town centre. It is a prominent location which, for retail purposes, benefits from good levels of passing vehicular traffic and is in close proximity to on-street and pay & display car parking.

For residential purposes, it is a short distance from all amenities provided by Halifax town centre, including the Woolshops Shopping Centre, Broadway Plaza and this historic Piece Hall Complex which generates high levels of tourist attraction to the town.



ACCOMMODATION

Lower Ground Floor

Basement Stores 73.63m² (793ft²)

Ground Floor

Sales Area 1 106.83m² (1,150ft²)
Sales Area 2 48.70m² (524ft²)

First Floor

Flat 1 – 2 Bedroom 73.00m² (786ft²)
Flat 2 – 2 Bedroom 60.00m² (646ft²)

Second Floor

Flat 3 – 2 Bedroom 73.00m² (786ft²)
Flat 4 – 2 Bedroom 60.00m² (646ft²)

TOTAL

495.16m² (5,331ft²)

ASKING PRICE

Offers in the Region of £475,000.

TENURE

Freehold (Title No. WYK593994).

TENANCIES

| | Rents | Lease Comments |
|-------------------------|----------------------|--|
| 3 & 5 King Cross Street | £10,000 pa | The tenant has a 5 year lease which expires 4 February 2026. |
| 7 King Cross Street | £6,000 pa | The tenant has a 5 year lease which expires in July 2027. |
| Flat 1 | £660 pcm (£7,920 pa) | Assured Shorthold Tenancy for 6 months |
| Flat 2 | £660 pcm (£7,920 pa) | Assured Shorthold Tenancy for 6 months |
| Flat 3 | £660 pcm (£7,920 pa) | Assured Shorthold Tenancy for 6 months |
| Flat 4 | £600 pcm (£7,200 pa) | Assured Shorthold Tenancy for 6 months (Expired) |
| TOTAL RENT | £46,960 pa | |

RATEABLE VALUES

3 & 5 King Cross Street £10,750
7 King Cross Street £4,600

COUNCIL TAX

All Flats are within Council Tax Band A.

VIEWING

Contact the agents

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

VAT

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

EPC ASSET RATING:

3 & 5 King Cross Street C Rating
7 King Cross Street C Rating
Flats 1 – 4 C Rating

bramleys.com/commercial

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 in situ 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

14 St Georges Square

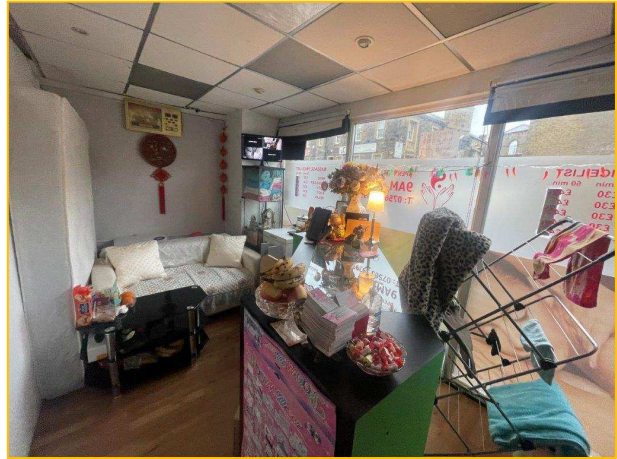
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