

**11-15 Wharf Street  
Sowerby Bridge  
HX6 2EG**

**Price: OIRO  
£355,000**



## **LONG LEASEHOLD INVESTMENT OPPORTUNITY**

### **Net Return 10.57%**

- Let to B & M Retail Limited who have 700 stores and employ over 35,000 staff across England, Scotland, Wales and Northern Ireland.
- 3 Year lease commencing 21 December 2023.
- Passing rent £44,500 per annum with a ground rent payable of £7,500. Net rent receivable £37,000 per annum.
- Retail warehouse accommodation extending to 10,577ft<sup>2</sup> GIA.

## DESCRIPTION

The property comprises a predominantly single storey retail warehouse positioned within Sowerby Bridge town centre.

The accommodation extends to approximately 10,577ft<sup>2</sup> having frontage onto Wharf Street, in addition to a generous car parking area to the rear.

The property is let to B & M Retail Limited for a term of 3 years from 21 December 2023. The passing rent is £44,500 per annum.

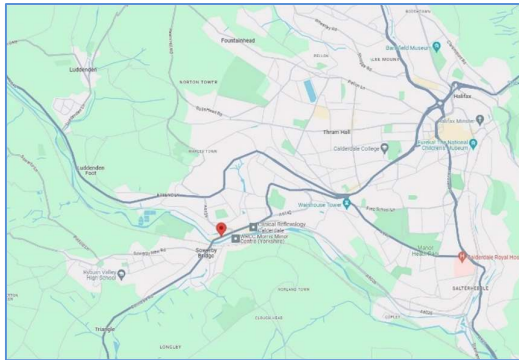
## LOCATION

The property is positioned in Sowerby Bridge which is a town approximately 3 miles to the west of Halifax, having a commercial centre providing a mix of commercial, industrial and residential property.

The property is located within the main shopping area of the town which provides a full range of amenities and includes a JD Wetherspoons public house and a Lidl supermarket which are positioned nearby.

Sowerby Bridge is a popular town and a sought after residential location with a railway station connecting the area with Halifax town centre.

The property is adjacent to Tuel Lane car park with pedestrian access leading to the property from the car parking area. There is a small yard to the rear of the building which adjoins the Rochdale Canal to the northern boundary.



## TENANT COMPANY DETAILS

B & M Retail Limited were incorporated on 14 March 1978 and their accounts ending 25 March 2023 show an increase in revenue of 4.1% and pre-tax profits of £436 million and a Net Worth of £604m.

They have over 700 stores across England, Scotland, Wales and Northern Ireland and total average sales increased by 3.5% in the last financial year.

B & M Retail hold a lease for a term of 3 years from 21 December 2023 at a rent of £44,500 per annum.

## ACCOMMODATION

■ GROUND FLOOR		
Sales Area	684.54m <sup>2</sup>	(7,368ft <sup>2</sup> )
Loading Bay	93.90m <sup>2</sup>	(1,011ft <sup>2</sup> )
Office	6.84m <sup>2</sup>	(74ft <sup>2</sup> )
Store Room	24.71m <sup>2</sup>	(266ft <sup>2</sup> )

■ FIRST FLOOR		
Office, Canteen, Stores & WCs	77.51m <sup>2</sup>	(834ft <sup>2</sup> )

**Total Net Internal Floor Area 887.51m<sup>2</sup> (9,444ft<sup>2</sup>)**  
**Total Gross Internal Floor Area 892.61m<sup>2</sup> (10,577ft<sup>2</sup>)**

## OUTSIDE

The property occupies a site which extends to approximately 0.38 acres and includes a ramped footpath leading from Wharf Street to the main entrance and a yard to the rear enabling access to the loading door.

## ASKING PRICE

Offers in the Region of £355,000

## TENURE

The property is held under a leasehold title for the term of 125 years from 1 June 1983. There are 84 years unexpired and the current ground rent is £7,500, although there is a ground rent review due in 2023 which has not been implemented.

## SERVICES

The property has the benefit of mains gas, electricity, water and sewer drainage.

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£43,250 - The Rateable Value applied for the current year is 54.6p/£ (2024/25).

## VIEWING

Contact the joint agents

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## VAT

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

## EPC ASSET RATING: C

# 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 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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