

bramleys

COMMERCIAL

For Sale

**4 Leeds Road
Hipperholme
Halifax
HX3 8ND**

**Price:
£275,000**



MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT OPPORTUNITY

Gross ERV £24,100 per annum

- Ground floor retail premises with 2 residential units above
- Positioned within a prominent main road location in the popular district of Hipperholme offering a rare opportunity to acquire freehold premises in this location
- The title is divided to enable the ground floor to be acquired through a SIPP and residential accommodation above to be acquired through a separate entity.

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DESCRIPTION

The property comprises a stone built inner terrace which provides a ground floor retail unit and 2 independently occupied residential units above. It is held as an income producing investment, however will be sold with vacant possession to the ground floor.

The gross ERV is £24,100 per annum. The residential units are occupied under assured shorthold tenancies with the rents being inclusive of utilities. The residential properties generate £14,100 per annum.

The retail unit provides good quality ground floor retail accommodation in a popular retail parade and has an estimated rental value of £10,000 per annum. The ownership of the property also includes a car parking space to the rear.

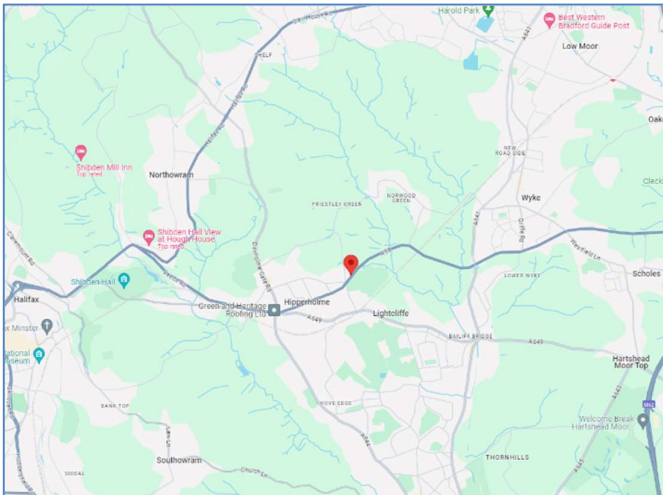
The availability of the property provides an excellent opportunity to acquire freehold mixed commercial and residential property in a popular district centre which presents an investor with the opportunity to implement a new lease on the ground floor to a tenant of their choosing.

LOCATION

Hipperholme is positioned approximately 4 miles to the east of Halifax town centre and is a popular residential location with a commercial centre positioned along Leeds Road close to its junction with Denholme Gate Road.

There is a good mix of local amenities within the locality which includes both a Tesco and Cooperative convenience store in addition to other predominantly local independent businesses.

The area has good access to the surrounding towns of Bradford, Brighouse, Halifax and Huddersfield.



ACCOMMODATION

Ground Floor	
Sales Area	
With kitchen and staff WC	53.47m ² (576ft ²)
First Floor	
1 Bedroom Flat	48.51m ² (522ft ²)
Second Floor	
1 Bedroom Flat	31.33m ² (337ft ²)
Total	133.30m² (1,280ft²)

TENANCIES

Ground Floor Retail
Vacant – EV £10,000 pa

First Floor 2a Whitehall Street
Let on a 12 month assured shorthold tenancy from 27 January 2024 at £650 pcm

Second Floor, 2h Whitehall Street
Let on a 12 month assured shorthold tenancy from 24 November 2023 at £525 pcm

The residential units are let at fully inclusive rates and there is a single supply of electricity to the building.

OUTSIDE

The property ownership includes an area of land to the rear which provides a single surfaced car parking area.

PRICE
£275,000.

TENURE
The property is held under 2 titles as follows:

Ground Floor – Leasehold – YY107360 – 1,000 years from 6 March 2018.

First & Second Floors – Freehold – WYK77120.

VIEWINGS
Strictly by appointment through the sole agents

George Aspinall
George.aspinall@bramleys1.co.uk

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

COUNCIL TAX
Both flats are within council tax Band A.

RATEABLE VALUE & UNIFORM BUSINESS RATES
£8,900

Uniform Business Rate of 49.9p/£ (2024/25).

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 – D Rating; Flat 2H – C Rating; Flat 2A – B 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:

- 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.
- 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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