

bramleys

COMMERCIAL

For Sale

**17 Carr Lane
Slaithwaite
Huddersfield
HD7 5AN**

**Asking Price:
£285,000**



MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT OPPORTUNITY

Rental Income £21,480 per annum (7.53% Yield)

- Ground floor retail premises with 2 residential units above.
- Positioned within a popular village centre.
- Excellent opportunity to acquire mixed commercial and residential investment property which is currently fully let providing an initial yield of 7.53%

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DESCRIPTION

The property comprises a three storey stone built inner terrace which provides a ground floor retail unit and 2 independently occupied residential units above.

The property is fully occupied and is held as an income producing investment in a popular village location.

The passing rent is £21,480 per annum, with a prospect of some rental growth across the property. The residential units are occupied under assured shorthold tenancies and generate £11,880 per annum.

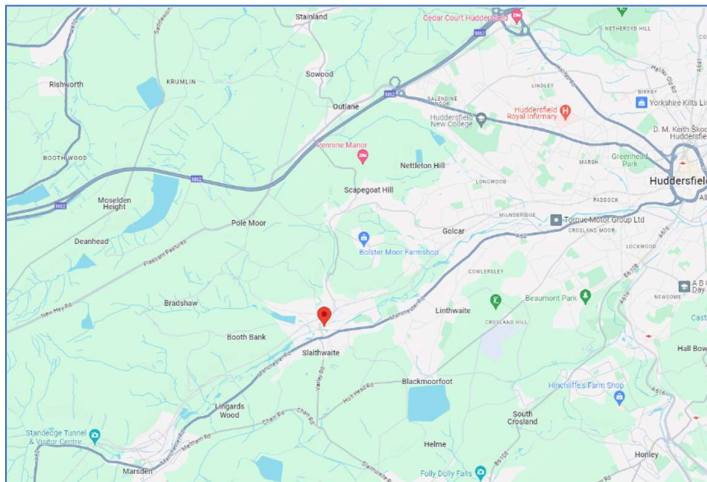
The ground floor retail unit provides good quality retail accommodation in an area which has good demand for this type of property.

The availability of the property provides an excellent opportunity to acquire freehold mixed commercial and residential investment premises in a popular area providing a good initial return with a prospect of some rental growth.

LOCATION

The property is well positioned in Slaithwaite village centre within a parade of similar properties, with other occupiers including a bakery, opticians, coffee shop and antique shop.

Slaithwaite is a semi-rural village positioned within the Colne Valley, approximately 5.5 miles to the west of Huddersfield town centre, having the benefit of a railway station on the Transpennine Line.



ACCOMMODATION

- **GROUND FLOOR**
Sales Accommodation 51.15m² (551ft²)
With self-contained WC
- **FLAT 17A** 32.00m² (344ft²)
Including:-
Living Kitchen, Entrance Vestibule,
Mezzanine Bedroom & partitioned
Shower Room
- **FLAT 17B** 40.00m² (431ft²)
Including:-
Living Kitchen, Entrance Vestibule,
Mezzanine Bedroom & partitioned
Shower Room

ASKING PRICE

£285,000

TENURE

Freehold

TENANCIES

Ground Floor Retail	Lease dated 15 March 2024, paying a rent of £800 pcm (£9,600 PA) for a term of 20 years ending 14 March 2044.
Apartment 17A	Assured Shorthold Tenancy, paying £495 pcm (£5,940 pa).
Apartment 17B	Assured Shorthold Tenancy, paying £495 pcm (£5,940 pa).
TOTAL INCOME	£21,240 PA

RATEABLE VALUE AND UNIFORM BUSINESS RATE

£8,800.

The Uniform Business Rate for 2024/2025 is £49.9p/£.

COUNCIL TAX

Both apartments are within Council Tax Band A.

VIEWING

Contact the sole 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:

Commercial EPC – D Rating (Valid until 2 Jan 2029)

17a Carr Lane – E Rating (Valid until 19 Oct 2030)

17b Carr Lane – E Rating (Valid until 26 Sept 2031).

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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

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