

Brighouse – 18/20 Bethel Street & 18/20 West Park Street HD6 1JN
Freehold Retail & Office Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Brighthouse – 18/20 Bethel Street & 18/20 West Park Street HD6 1JN

Freehold Retail & Office Investment



Investment Consideration:

- Purchase price: £350,000
- Rental Income: £26,360 p.a.
- ERV: £40,360 p.a. GIY: 11.53%
- VAT is applicable to this property
- Comprises 3 ground floor shops, 1 shop with ancillary above and a self-contained office accommodation
- Residential development potential subject to vacant possession and obtaining the necessary consents
- Town centre location with occupiers close by including Betfred, Halifax and HSBC, amongst many more.



Tenancies & Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|--|--|--|---------------------------------|---------------------|--|
| No. 18 Bethel Street (Ground Floor) | Ground Floor Retail Shop | Individual t/a Mini Market | 5 Years from 10 January 2020 | £7,000 | Note 1: FRI Note 2: Rent review on 10.01.2024 Note 3: Tenant in occupation since 2017 |
| No. 20 Bethel Street (Ground Floor) | Ground Floor Retail Shop | Limited Company t/a Clothing Boutique | 4 Years from 25 May 2022 | £7,540 | Note 1: FRI Note 2: Rent review on 25.05.2025 Note 3: Break clause in 2023 not exercised |
| No. 18-20 Bethel Street (First/Second Floor) | First Floor: Office Second Floor: Office | Charity Organisation | 6 Years from 21 October 2020 | £7,020 | Note 1: FRI |
| No. 18 West Park Street (Ground/First/Second Floor) | Ground Floor: Retail Shop First Floor: Ancillary Second Floor: Ancillary | Vacant | | ERV: £14,000 | |
| No. 20 West Park Street (Ground Floor) | Ground Floor Retail Shop | Individual t/a Dermace Academy | 3 Years from June 2023 | £4,800 | Note 1: FRI Note 2: Lease renewal. Tenant in occupation for many years. |
| Total | | | | £26,360 | |
| ERV | | | | £40,360 | |

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Bethel Street:



West Park Street:

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Property Description:

The property is arranged on ground and two upper floors to provide two shops fronting Bethel Street, with self-contained office accommodation above and 2 shops fronting West Park Street with ancillary accommodation above, providing the following accommodation and dimensions:

Bethel Street:

18 Bethel Street - Ground Floor Shop: 44.00 sq m (474 sq ft)

20 Bethel Street - Ground Floor Shop: 63.00 sq m (678 sq ft)

18-20 Bethel Street - First/Second Floor Office: 154 sq m (1,657 sq ft)

West Park Street:

18 West Park Street - Ground/First/Second Floor Retail: 130 sq m (1,400 sq ft)

20 West Park Street - Ground Floor Shop: 27 sq m (290 sq ft)

Total area size: 418 sq m (4,500 sq ft)



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Tenancies:

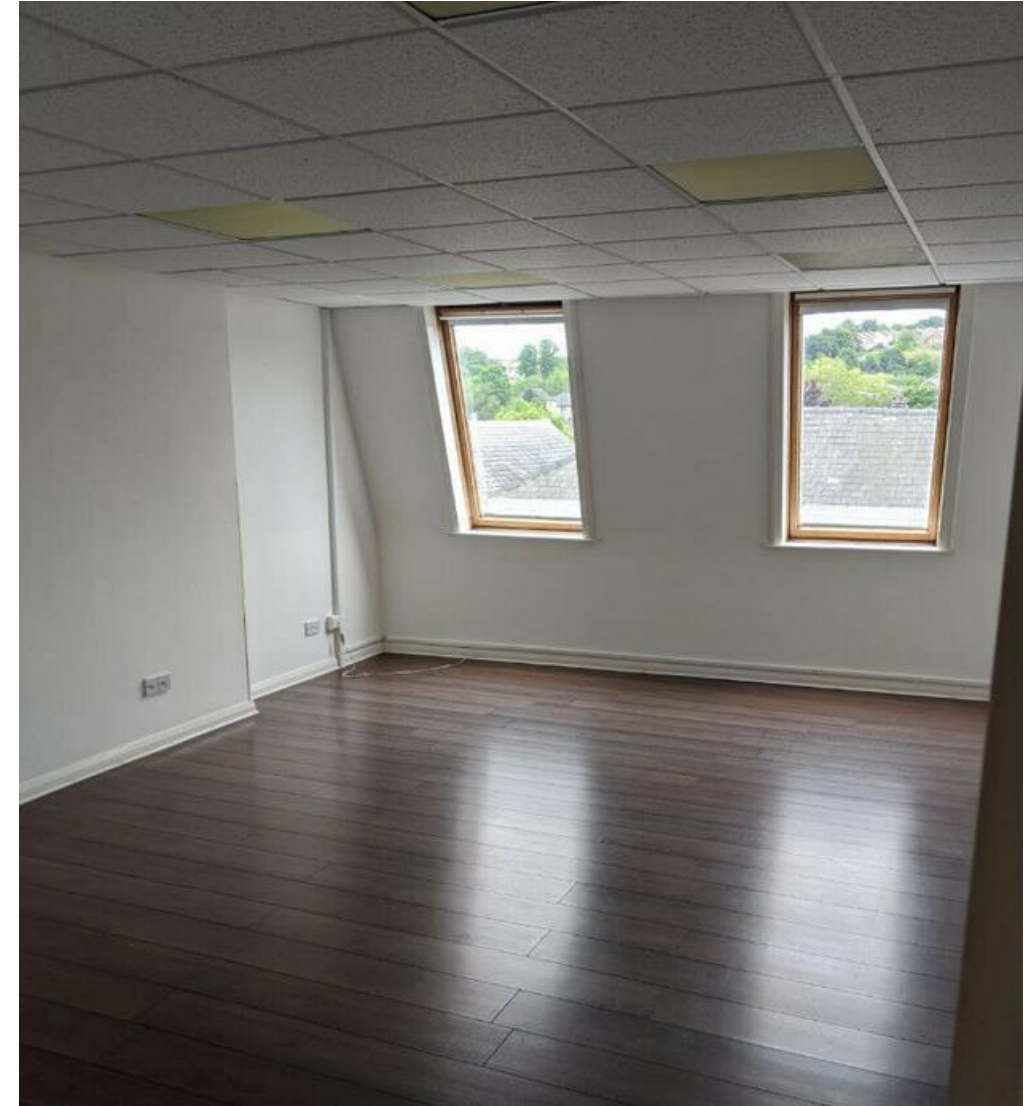
The shop at 18 Bethel Street is at present let to an Individual t/a Mini Market for a term of 5 Years from 10th January 2020 at a current rent of £7,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 10.01.2024. Tenant in occupation since 2017.

The shop at 20 Bethel Street is at present let to Limited Company t/a Clothing Boutique for a term of 4 Years from 25th May 2022 at a current rent of £7,540 p.a. and the lease contains full repairing and insuring covenants. Rent review on 25.05.2025. Break clause in 2023 not exercised

The office space at 18-20 Bethel Street is at present let to Charity Organisation for a term of 6 Years from 21st October 2020 at a current rent of £7,020 p.a. and the lease contains full repairing and insuring covenants.

The shop at 20 West Park Street is at present let to an Individual t/a Dermace Academy for a term of 3 Years from June 2023 at a current rent of £4,800 p.a. and the lease contains full repairing and insuring covenants. Lease renewal. Tenant in occupation for many years.

The three storey retail premises at 18 West Park Street are at present vacant. ERV: £14,000 p.a.



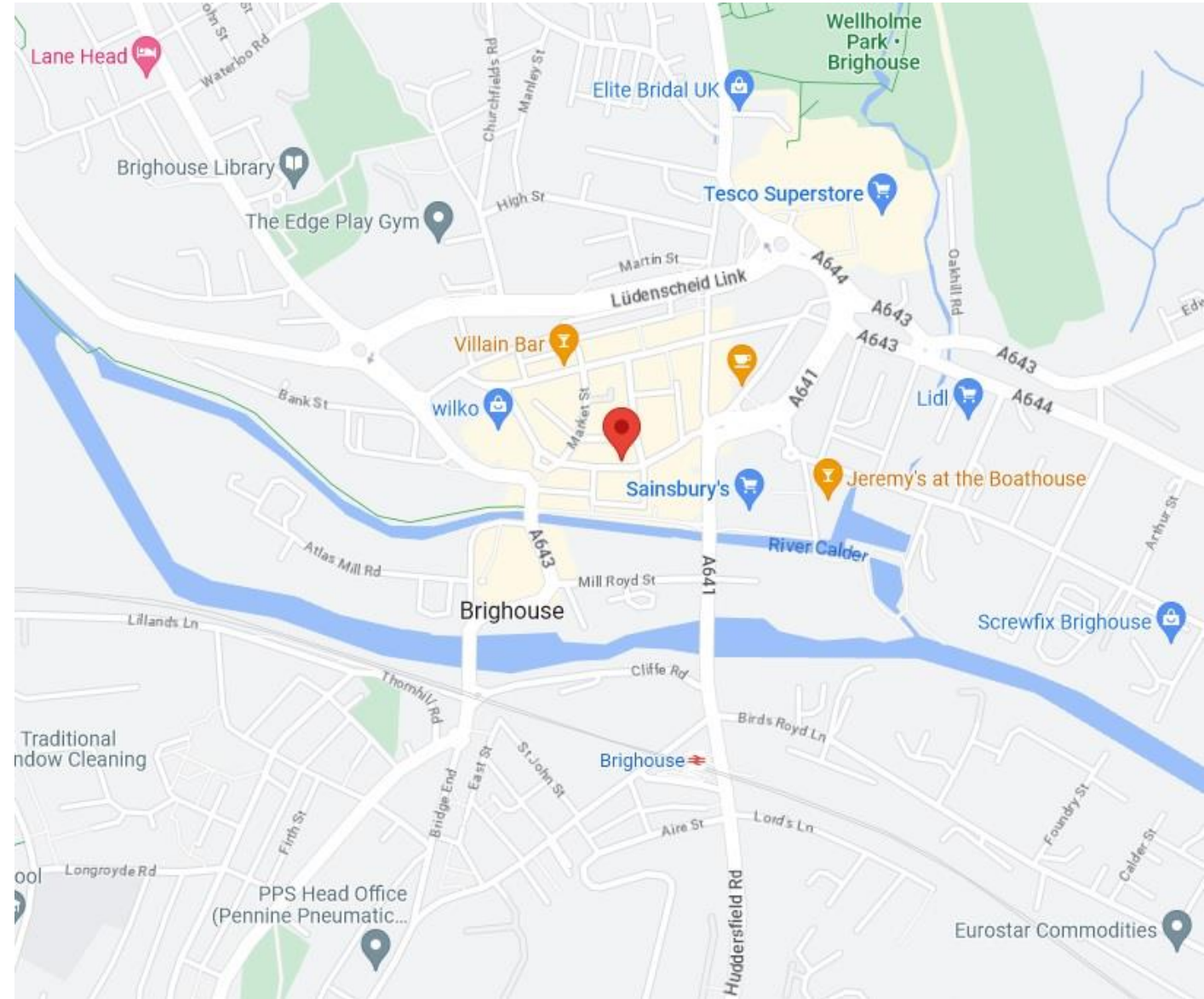
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Location:

Brighouse is a town within the metropolitan borough of Calderdale in West Yorkshire, England. Historically within the West Riding of Yorkshire, it is situated on the River Calder, 4 miles (6.4 km) east of Halifax. The town is served by Junction 25 of the M62 motorway and Brighouse railway station on the Calderdale Line and Huddersfield Line. The property is located on busy Bethel Street in the heart of Brighouse, within walking distance from Bethel Street Car Park. Occupiers close by include Betfred, Halifax and HSBC, amongst many more.



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Contacts:

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