

FOR SALE **BUSINESSES UNAFFECTED**
TOWN CENTRE RETAIL
INVESTMENT

Eddisons

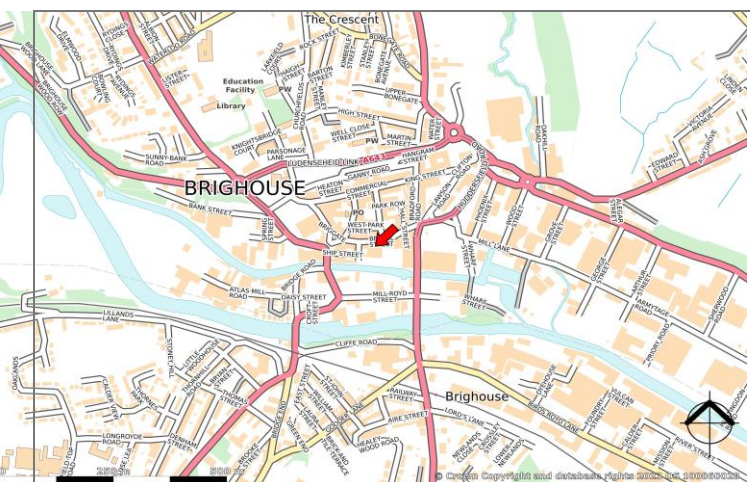


17-19 & 21 BETHEL STREET, BRIGHOUSE, HD6 1JR

OFFERS IN THE REGION OF £245,000

- High street investment opportunity.
- Long established tenants.
- Popular location.

Current rental income of £22,000 per annum



LOCATION

The subject property is located fronting Bethel Street in a prominent central position within Brighouse.

Brighouse is approximately 4 miles east of Halifax and is served by junction 25 of the M62 motorway as well as Brighouse railway station.

Nearby occupiers include Sainsburys, Boots and JD Wetherspoons.

DESCRIPTION

The premises comprise of a two storey stone built building which has been split into two retail units under a pitched tiled roof.

Units 17-19 comprise of a carpet retail showroom, benefitting from good natural light, carpeted flooring, double glazed frontage and additional access at the rear. The approximate NIA is 2,256 sq ft.

Unit 19 is currently utilized as a gunsmiths, benefitting from ground and first retail space as well as an additional ground floor storage. The approximate NIA is 1,664 sq ft.

17-19 is currently let to WJH Floor Coverings Ltd on a 10 year term with tenant break at year 5 at an annual rental of £12,000 from September 2023.

21 is currently let to Aaron Mark Wheeler on a 10 year term at an annual rental of £10,000 from March 2019.

Externally there is demised parking at the rear and on street parking on Bethel Street.

RATEABLE VALUE

17-19 Bethel Street

Description / Shop and Premises

Rateable value / £10,000

21 Bethel Street

Description / Shop and Premises

Rateable value / £7,100

EPC

The property has an Energy Performance Asset rating of E. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is sold freehold and subject to the current leases in place.

Offers in the region of £245,000.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / matthew.jennings@eddisons.com

SUBJECT TO CONTRACT

FILE REF / 731.4438A (174528)

For more information, visit eddisons.com

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