



St. Johns Street | | Silsden | BD20 0ES

£425,000

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Trusted Estate Agents

St. Johns Street |
 Silsden | BD20 0ES
 £425,000

A substantial mixed residential/retail investment property in a prominent village centre setting generating a gross income of £34,260 per annum.

- Mixed Commercial/Residential Freehold Investment
- Currently Producing A Gross Income Of £34,260
- Four Separate Self Contained Flats
- Prominent Village Centre Location
- Ground Floor Retail Premises Let On Lease

Commercial Premises

Beauty Salon with approximately 750 square feet with staff room and WC together with a further lower ground floor area of about 490 square feet.

Flat 1 St Johns Street

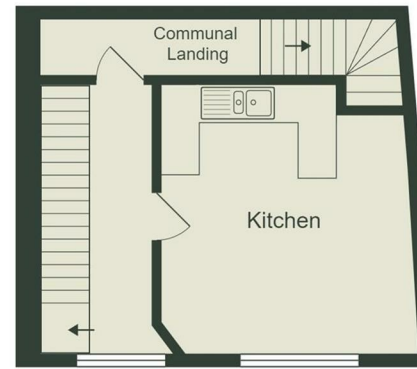
Basement flat with Sitting Room, fitted Kitchen, Double Bedroom and En Suite Shower Room. The gross internal floor area is approx. 409 square feet.

Flat 1A St Johns Street

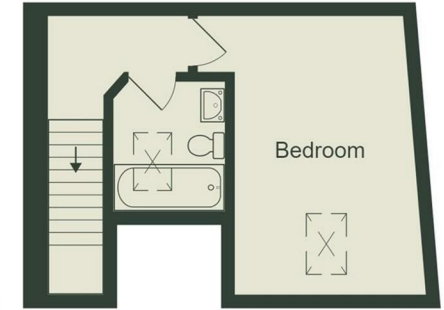
First and second floor maisonette comprising Sitting Room, fitted Kitchen, two Double Bedrooms (one with en suite facilities), Wash Room and Occasional Bedroom. Gross internal floor area is approx 721 square feet.

Flat 3A St Johns Street

First and second floor maisonette comprising Cloakroom, spacious Living Area with kitchen fittings and double Bedroom with En Suite Shower Room. The gross internal floor area is approx. 452 square feet.



First Floor

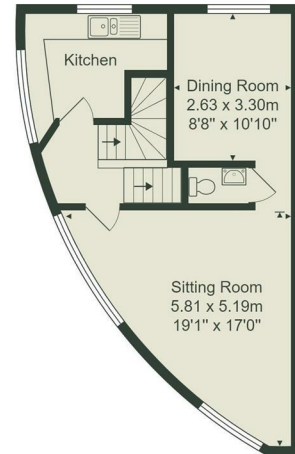


Second Floor

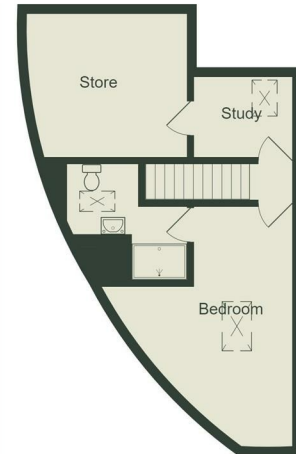
Total Area: 43.0 m² ... 463 ft² (excluding communal landing)

All measurements are approximate and for display purposes only.

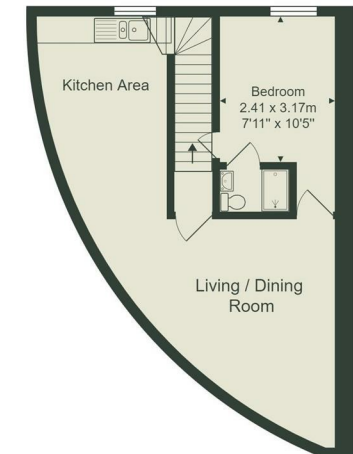
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



First Floor



Second Floor



Lower Ground Floor

Total Area: 67.0 m² ... 721 ft²

All measurements are approximate and for display purposes only.

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Total Area: 38.0 m² ... 409 ft²

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A substantial mixed residential/retail investment property in a prominent village centre setting generating a gross income of £34,260 per annum.



Total Area: 42.0 m² ... 452 ft² (excluding communal landing)

All measurements are approximate and for display purposes only.

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3B St Johns Street

First and second floor maisonette comprising Cloakroom, spacious Living Area with kitchen fittings and double Bedroom with En Suite Shower Room. The gross internal floor area is approx. 463 square feet.

TENANCIES & LEASE

The commercial premises are let on a 5 year lease from 1 October 2021 at an annual rental of £9000. The lease contains a 2 year break clause which was not exercised. There is no rent review. The landlord is responsible for the repair and insurance of the building.

1 St Johns Street is let on an Assured Shorthold Tenancy at £430 per month, initially for a 6 month term from 11 October 2022. The tenant is holding over on a month to month basis.

Copies of the tenancy agreements and lease are available for inspection at Tranmer White's offices.

1A St Johns Street is now vacant and is expecting to let at £600 to £650 per month. This property was previously let from 2018 until recently at an initial rent of £525 per month which subsequently rose to £575 per month.

3A St Johns Street is let on an Assured Shorthold Tenancy at £600 per month, for a 6 month term from 17 June 2024.

3B St Johns Street is let on an Assured Shorthold Tenancy at £500 per month, initially for a 6 month term from 2 July 2023. The tenant is holding over on a month to month basis.

Please Note

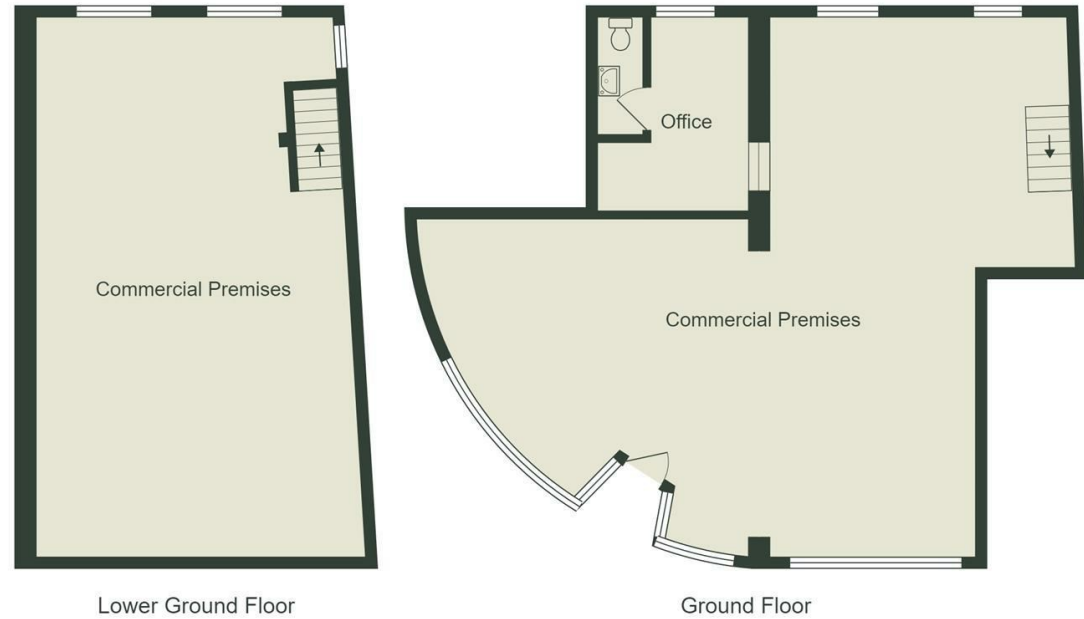
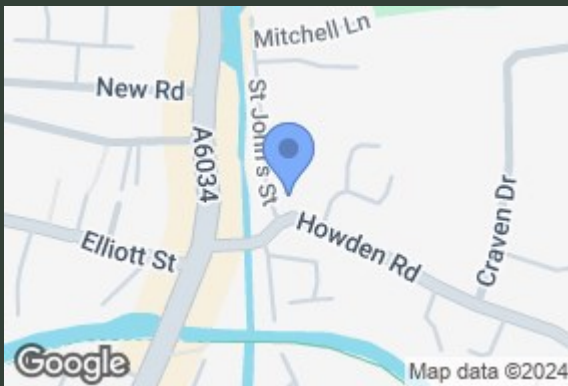
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Council Tax

City of Bradford Metropolitan District Council Tax Band A for the apartments.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Lower Ground Floor

Ground Floor

Total Area: 137.9 m² ... 1484 ft²

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		44	
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>