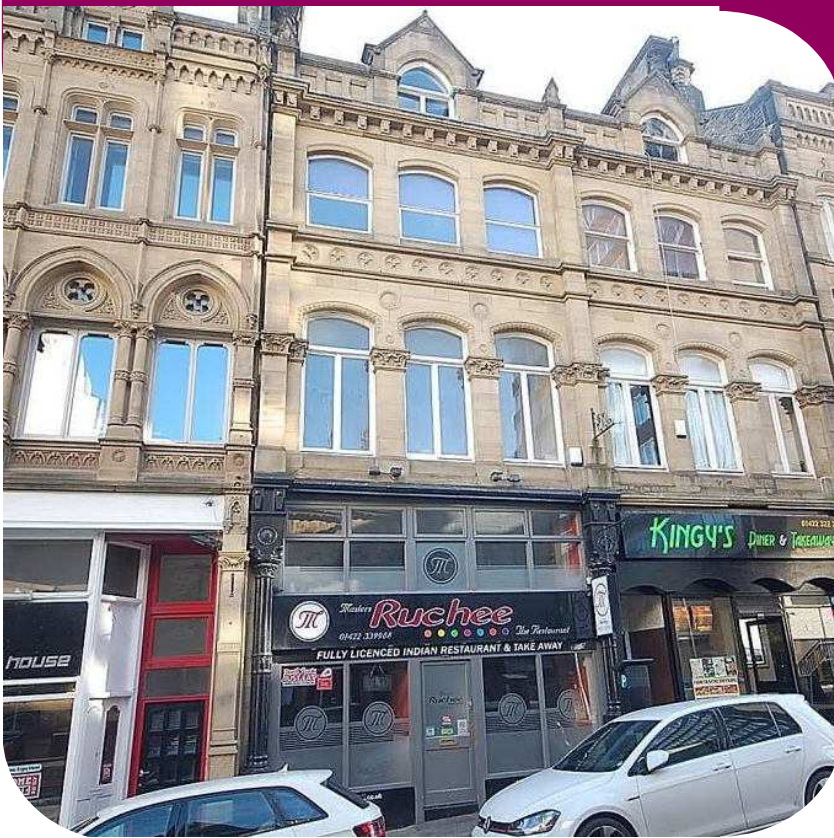


FOR SALE

45 CROWN STREET
Halifax HX1 1JB



FULLY LET MIXED USE INVESTMENT PROPERTY

- Restaurant premises with 3 tenanted bedsits above
- Gross rental income £20,400 per annum, equating to 13.16% return based on the asking price
- Restaurant let for 5 years from 18 January 2016
- Grade 2 Listed

T. **01484 530361**
www.bramleys.com

45 CROWN STREET, HALIFAX

FULLY LET MIXED USE INVESTMENT PROPERTY

The property comprises a substantial 4 storey inner terrace mixed use listed building situated in a secondary retailing position within Halifax town centre.

The basement, ground and mezzanine floors provide restaurant accommodation extending to approximately 137.5m² (1,480ft²). These premises are let for a term of 5 years from 18 January 2016 at an annual rent of £7,800 per annum.

The upper floors provide 3 separately occupiable bedsit units, each of which are let on assured shorthold tenancies at £350 per calendar month. The building thereby provides a gross rental income of £20,400 per annum, presenting a return of 13.16% based on the asking price.

ACCOMMODATION

■ BASEMENT	
Kitchen Preparation and storage	62.24m ² (670ft ²)
■ GROUND FLOOR	
Restaurant seating area & bar	40.87m ² (440ft ²)
■ MEZZANINE	
Restaurant seating area	34.37m ² (370ft ²)
■ FIRST FLOOR	
Studio apartment	42.73m ² (460ft ²)
■ SECOND FLOOR	
Studio apartment	42.73m ² (460ft ²)
■ THIRD FLOOR	
Studio apartment	42.73m ² (460ft ²)

OUTSIDE

Yard area to the rear with access from Lipscomb Street.

PRICE

£155,000

TENANCIES

The restaurant is let by way of a lease from 15 January 2016 for a term of 5 years. The passing rent is £7,800 per annum.

1st, 2nd & 3rd floor studio apartments let at £350 pcm each.

A copy of the assured shorthold tenancies for the living accommodation and lease for the restaurant are available for inspection at the agents offices.

TENURE

Freehold

RATEABLE VALUE

£6,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 46.6p (2017/18). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

COUNCIL TAX BAND

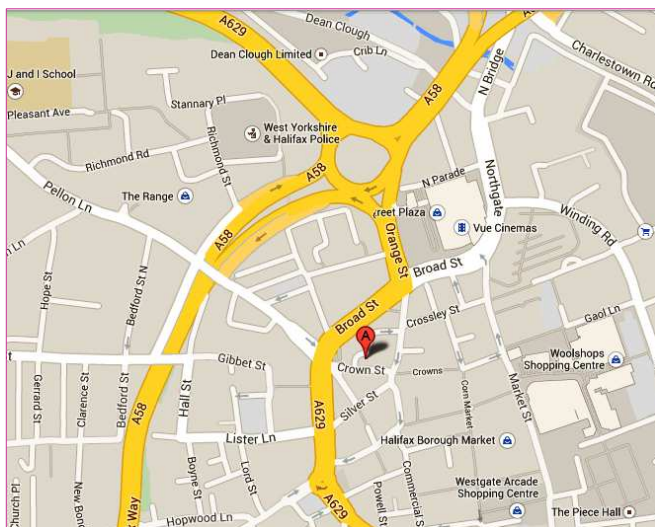
All apartments at tax band A.

VIEWING

Contact the agents

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.



EPC ASSET RATING

Commercial Asset Rating: C

Domestic Rating: Flat 1 – F; Flat 2 – F; Flat 3 – G

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 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

CONTACT

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