

■ INVESTMENT ■ OFFICES ■ INDUSTRIAL ■ RETAIL ■ LAND

# FOR SALE

**32 CROWN STREET**  
Halifax HX1 1TT



## **TOWN CENTRE INVESTMENT OPPORTUNITY** **9% GROSS RETURN**

- Ground floor retail premises let for a term of 5 years at an annual rent of £7,500.
- Situated in a prominent location within Halifax town centre

T. **01484 530361**  
[www.bramleys.com](http://www.bramleys.com)



# 32 CROWN STREET, HALIFAX HX1 1TT

## GROUND FLOOR INVESTMENT OPPORTUNITY

The property comprises a ground floor retail unit with basement store positioned in a secondary retailing area within Halifax town centre. The accommodation extends to 375ft<sup>2</sup>, having a good display frontage and being positioned in close proximity to occupiers including McDonalds, Holland and Barrett, H Samuels, Burton Menswear and Natwest Bank.

The premises have recently been re-let for a term of 5 years at an annual rent of £7,500, thereby offering the purchaser a 9% return based on the asking price.

Halifax town centre has recently undergone some regeneration and improvement with the development of the Board Street Plaza which is positioned approximately 500 yards to the north of the subject property, and the redevelopment of the listed Piece Hall premises which is a short walk to the southeast along Market Street. In addition, the Woolshops Shopping Centre and Marks and Spencers are in close proximity and accordingly the property is well positioned within the town centre, having the benefit of on-street car parking nearby.

### ACCOMMODATION

#### GROUND FLOOR

Sales Area 34.84m<sup>2</sup> (375ft<sup>2</sup>)  
Store

#### WC

with low flush WC and pedestal wash band basin

### OUTSIDE

On street pay and display car parking is available further along Crown Street.

### PRICE

£82,500

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£8,100

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 ingoing 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](http://www.voa.gov.uk)

### TENURE

Freehold

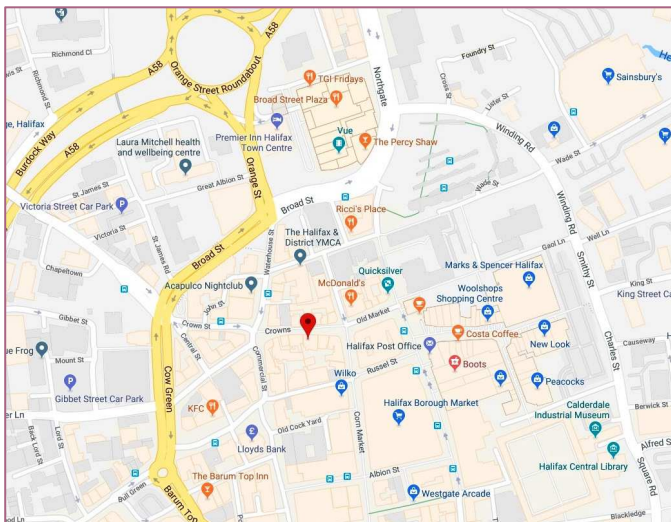
### VIEWING

Contact the Agents.

### LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

### EPC ASSET RATING: C



### VAT

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

### 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

### BRAMLEYS

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