



FOR SALE/TO LET

UNIQUE COMMERCIAL INVESTMENT OPPORTUNITY

8,638 Sq Ft

- ◆ NET RENTAL INCOME OF c.£72,200 PER ANNUM
- ◆ LONG LEASEHOLD ASKING PRICE £650,000

No.2, The Wharf
Sowerby Bridge, HX6 2AG

LOCATION

Prime canal side location within the increasingly developing and ever expanding bustling commercial town of Sowerby Bridge. Within comfortable walking distance of a number of local amenities and the main core of Sowerby Bridge town centre.

The town of Halifax is approximately 2 miles north east comfortably accessible, with convenient vehicular access to the M62 motorway. A short distance walk from Sowerby Bridge train station providing a direct link to the main commercial hubs of Leeds and Manchester.

DESCRIPTION

Comprising of a multi let commercial investment complex extending over three floors, with a diverse tenant mix. The ground floor has a quasi - retail use with offices to the upper floors. Accommodation in total extends to approximately 802.50 sq m (8,638 sq ft) net.

The premises are in excellent condition, retaining a large amount of their original features whilst offering bespoke office accommodation. Substantial funds invested upon refurbishment over an extended period. Longstanding tenants offering strong local covenants. Consistently operated at close to full occupancy.

Externally are 20 allocated car parking spaces.

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- ◆ MULTI LET MIXED USE COMPLEX

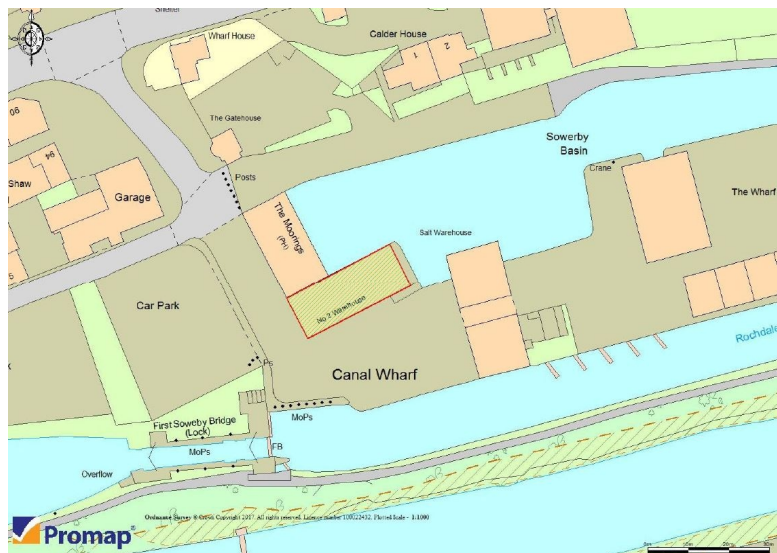
For viewing arrangements or to obtain further information please contact:

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ACCOMMODATION

Specific floor areas and dimensions are available upon request.

RATES

Combined business rates assessment. Further details available on request.

Rateable Value:	£74,475
Rates Payable (2019/2020):	£36,120.38

TERMS

The premises are currently generating a combined net rental income of £72,200 per annum. A further detailed breakdown is available upon request. Long standing tenants and currently fully occupied. Gross rental level of circa £92,000 per annum, inclusive of service charge. Scope for rental growth.

Long Leasehold: 99 year term from 3rd March 2003 at a rental of £17,750 per annum. Further lease details available upon request. Automatic right to renew the lease upon expiration.

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