

FULLY LET, MULTI USE INVESTMENT OPPORTUNITY FOR SALE

Vickers
carnley



36-40 HIGH STREET, HORBURY, WF4 5LE

- 5,240 sq ft (486 sq m)
- Fully let investment opportunity
- Located in Horbury Town Centre
- High Street trading position
- Mixed use property with tenants including Wakefield Hospice and Boulby's Bakery.
- OIRO £630,000



DESCRIPTION

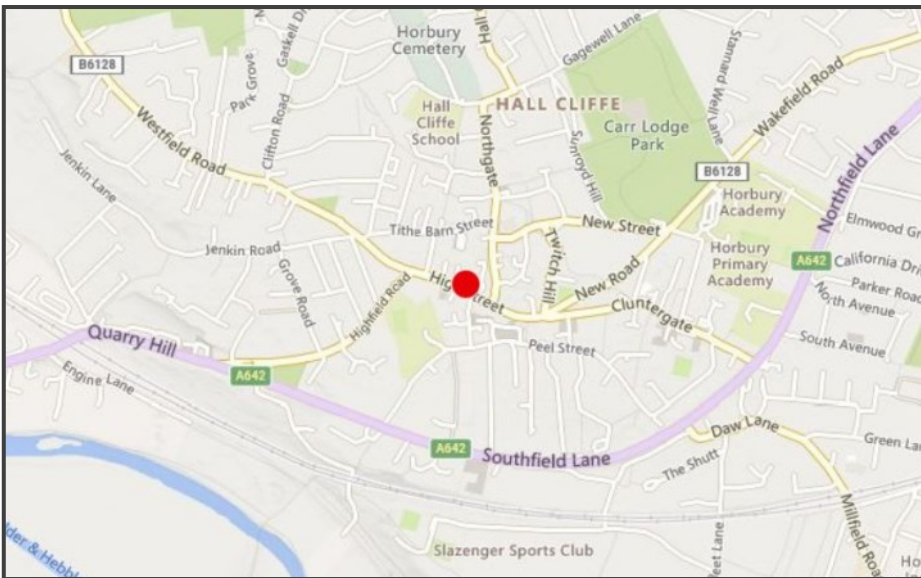
An opportunity to acquire a fully let, mixed use property located in the heart of Horbury Town Centre with predominant frontage onto High Street.

The property is split into commercial on the ground floor and predominately residential to the two upper floors.

Wakefield Hospice located in 36 High Street occupy the whole 3 storeys. The other two commercial users occupy the ground floor only with 8 residential units to the remaining upper parts.

LOCATION

The property is located within the centre of Horbury and benefits from highly prominent frontage to the main retailing area with nearby occupiers including Co-Op supermarket and other successful local retailers. Horbury centre is only a short distance away from the A642 Bridge Road which connects Wakefield Road with Horbury Road linking Huddersfield Town Centre with Wakefield City Centre.



FREEHOLD

Offers in the region of £630,000

ACCOMODATION

36 High Street (3 storey) 1,494 sq ft (138.77sq m)

38 High Street (ground floor only) 647 sq ft (60.10 sq m)

40 High Street (ground floor only) 658 sq ft (61.14 sq m)

38a/40a High Street (upper 2 floors) 2,441 sq ft (226.80 sq m)

Total Gross Internal Area (approx.) 5,240 sq ft (486.81 sq m)

LEASE DETAILS

36 High Street - 36 High Street - let to Wakefield Hospice who are currently holding over at £10,000 per annum.

38 High Street- 3 years to Boulby Bakery from October 2023 at £11,212.500 per annum.

40 High Street - 5 years from 25th July 2023 to Mr Panahi at £12,000 per annum.

38a & 40a High Street (residential flats) - 10 year ground lease to Wakefield ML Limited at a passing rent of £15,000 per annum.

Current Gross Rent—£48,212.50 per annum

RATES

We understand from the VOA website that the current rateable value is:

36 High Street—£6,800

38 High Street—£8,600

40 High Street—£8,600

The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

We are advised that the individual apartments are subject to Council Tax.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

The Landlord has not elected to register this property for VAT.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated September 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.