

MIXED RESIDENTIAL
& COMMERCIAL PROPERTY
FREEHOLD FOR SALE



3,5,11 & 13 - 1,7,9 & 15 Fairfield Parade

Fairfield Avenue, Heckmondwike, Huddersfield, WF16 9NT



- 4 ground floor retail units
- 4 fully let apartments
- 4 Garages
- Shared car park to the rear
- Located in a mixed residential area
- On street car parking available

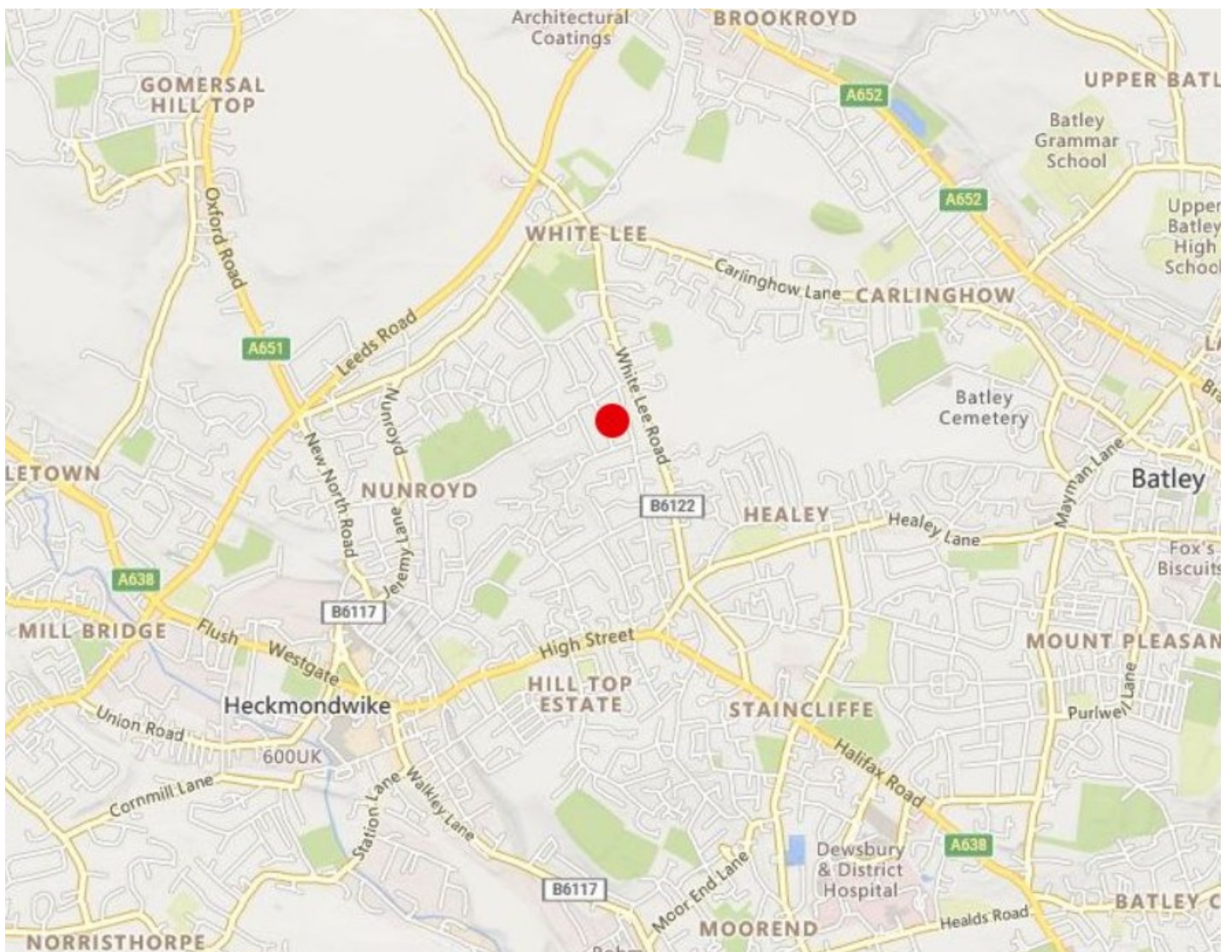
DESCRIPTION

This is a substantial brick built 2 storey detached property comprising of four ground floor retail units with 4 apartments above. In addition, to the rear there is a shared car park and 4 garages.

This is an ideal investment opportunity offering a mixed portfolio of what is much sought after accommodation. Each unit is self contained and this therefore offers an easy to manage block.

LOCATION

This is an ideal location for this type of property in a mixed residential area of various house types and demographics. The property is convenient for Heckmondwike and is also just a short drive from the M62 Motorway.



TENANCY SCHEDULE

<u>Address</u>	<u>Tenant</u>	<u>Tenancy Start Date</u>	<u>Tenancy End Date</u>	<u>Annual Rental</u>
<u>Retail units</u>				
3 Fairfield Parade	Tony's Fish & Chips	12th September 2001	Lease renewal in process	£5,400.00
5 Fairfield Parade	Freddy's Express	28th April 2023	27th April 2029	£6,744.00
11 Fairfield Parade	Abbie Jade Hair & Beauty Lounge	7th December 2015	31st December 2027	£6,000.00
13 Fairfield Parade	VACANT	/	/	£7,500.00
<u>Flats</u>				
1, Fairfield Parade	LET	14th October 2023	Contractual periodic tenancy	£5,700.00
7, Fairfield Parade	LET	19th January 2017	Contractual periodic tenancy	£5,040.00
9, Fairfield Parade	LET	12th August 2024	Contractual periodic tenancy	£6,300.00
15, Fairfield Parade	LET	22nd April 2022	Contractual periodic tenancy	£6,180.00
Garage 1	LET			
Garage 2	VACANT			
Garage 3	LET			
Garage 4	LET			

Total combined annual rental = £48,864.00

FURTHER INFORMATION

5 Fairfield Parade - Garage included

15 Fairfield Parade - 2 Garages included

SUMMARY

SALE PRICE	£489,000
RATEABLE VALUE	3 Fairfield Parade - £3,450 5 Fairfield Parade - £3,450 11 Fairfield Parade - £3,450 13 Fairfield Parade - £3,450
COUNCIL TAX	A
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	3 Fairfield Parade - D-86 5 Fairfield Parade - Awaiting assessment. 11 Fairfield Parade - C-53 13 Fairfield Parade - E-105 Flat 1, Fairfield Parade - D-63 Flat 7, Fairfield Parade - D-62 Flat 9, Fairfield Parade - E-51 Flat 15, Fairfield Parade - D-60

VIEWINGS & FURTHER ENQUIRIES



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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 created March 2024 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.