

lot 35

## 15-17 Crown Street Halifax, West Yorkshire HX1 1TT

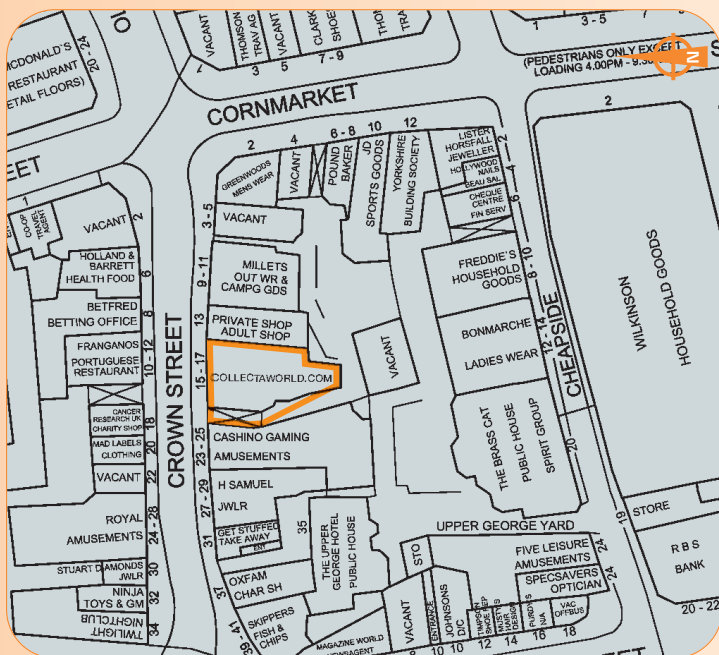
Rent  
**£55,700**  
per annum  
exclusive

Freehold Retail and Residential  
Investment

- Retail let until 2023 (subject to option)
- Includes 6 newly converted and highly specified self-contained residential flats
- Town Centre location
- Nearby occupiers include Holland & Barrett, McDonald's, Wilkinson and HSBC







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**£55,700**  
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Flat 8



Flat 4



Flat 4

#### Location

Miles: 18 miles west of Leeds  
30 miles east of Manchester  
Roads: A58, A629, M62 (J24 5 miles)  
Rail: Halifax Railway Station  
Air: Leeds Bradford, Manchester International

#### Situation

The property is situated on the busy pedestrianised Crown Street which is approximately 300 metres from the Woolshops Shopping Centre and 600 metres from Halifax Railway Station in the heart of Halifax town centre. Nearby occupiers include Holland & Barrett, McDonald's, Wilkinson and HSBC.

#### Description

The property comprises retail accommodation on ground and basement and 6 newly converted self-contained residential flats on the first, second and third floors. The flats comprise 3 x 1 bedroom flats and 3 x 2 bedroom flats and have been appointed to a very high specification. The flats are accessed via a light and airy passageway at the side of the property.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary	100.52 sq m (1,083 sq ft)	<b>COLLECT AT LIMITED with personal guarantee</b>	10 years from 15/11/2013 until 2023 on a full repairing and insuring lease (1)	£21,500	15/11/2018
Ground	Retail	176.79 sq m (1,903 sq ft)				
First, Second & Third	Residential	3 x 2 bedroom flats and 3 x 1 bedroom flats	<b>INDIVIDUALS</b>	Let on 6 separate Assured Shorthold Tenancy Agreements	£34,200 (2)	
<b>Total Commercial</b>		<b>277.31 sq m (2,986 sq ft)</b>			<b>£55,700</b>	

(1) The lease provides for a tenant option to determine the lease on 15th November 2018 and is outside the Security of Tenure provision of the Landlord & Tenant Act 1954.  
(2) Each flat is let on individual Assured Shorthold Tenancies and produce a total annualised rent of £34,200 p.a.x.

#### For further details please contact:

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#### Buyer's Legal Report Service

**Dentons UKMEA LLP**   
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Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

#### Seller's Solicitors:

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