

lot 42

68 Horton Road Halifax, West Yorkshire HX1 1QE

Rent
£29,000
per annum
exclusive

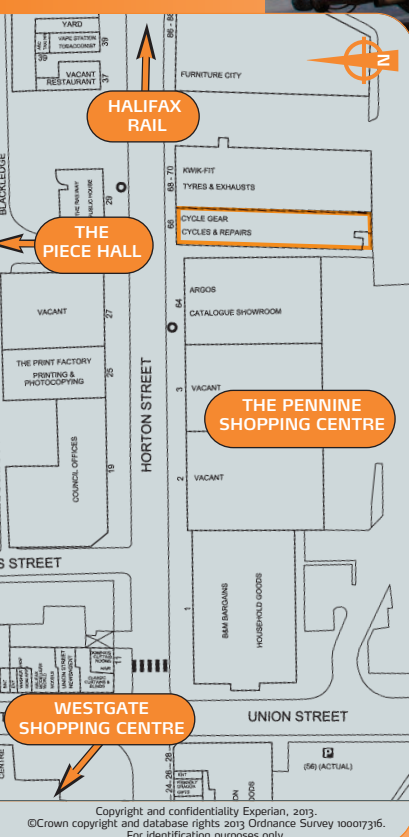
Freehold Retail Investment

- Town centre unit entirely let to tenant (t/a Cycle Gear)
- Located in popular market town adjacent to the Pennine Shopping Centre

- 50 metres from £19m redeveloped Piece Hall (due to open in Summer 2016)
- Nearby occupiers include Kwik Fit, Argos and B&M Bargains



On the
Instructions of



Location

Miles: 7 miles north-west of Huddersfield
16 miles south-west of Leeds
26 miles north-east of Manchester
Roads: A629, A58, M62 (Junction 24)
Rail: Halifax Rail
Air: Leeds Bradford International Airport

Situation

The property is situated in the popular market town of Halifax on Horton Street, the main route from Halifax Station into the town centre. The property is situated between Kwik Fit and the Pennine Shopping Centre, which houses retailers including Argos and B & M Bargains.

The £19m Piece Hall redevelopment, due to open in Summer 2016, is some 50 metres from the property and will provide a 60,000 sq ft landscaped courtyard, cafés, restaurants, shops, business space and a visitor centre (www.thepiecehall.co.uk 26.02.2016).

Description

The property is an attractive period building comprising ground and first floor retail accommodation, which was comprehensively refurbished in 2013. The property is entirely let to one tenant on two separate leases.

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/ (Reversion) |
|---------------------|-----------------|----------------------------------|---|---|----------------|------------------------|
| Part Ground | Retail/Showroom | 445.93 sq m (4,800 sq ft) | INDIVIDUALS (t/a Cycle Gear) (1) | 1 year from 26/11/2013 (2) | £10,000 | (25/11/2014) |
| Part Ground & First | Retail/Showroom | 418.06 sq m (4,500 sq ft) | | 10 years from 22/02/2013 until 21/02/2023 | £19,000 | 22/02/2018 |
| Totals | | 863.99 sq m (9,300 sq ft) | | | £29,000 | |

(1) Cycle Gear is a family run business which has been established for over 40 years and runs one of the largest cycle retail websites in the UK. (Source: ukbikesdepot.com 19/02/2016)

(2) The tenant is holding over.

For further details please contact:

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