

# Lot 49

£92,130.36 p.a.x.  
(gross) £88,854.36  
p.a.x. (net)

## IES House, Mission Street, Brighouse, West Yorkshire HD6 1NQ Freehold Veterinary Surgery/Office Investment



### Key Details

- Majority let to Torrington Orthopaedics Limited, a specialist veterinary surgery, until 2029
- Tenants in occupation since 2004
- Totals approximately 720.44 sq m (7,755 sq ft)
- Situated on an established and well located estate

On behalf of  
Joint Administrators **moorfields**

### Location

**Miles:** 13 miles south-west of Leeds  
26 miles north-east of Manchester  
**Roads:** A644, M62 (junction 25)  
**Rail:** Brighouse Railway Station  
**Air:** Leeds Bradford Airport

### Situation

The property is situated on the west side of Mission Street in an established business park/industrial location, which benefits from being located close to junction 25 of the M62 and a short distance from Brighouse town centre.

### Description

The property comprises a specialist veterinary surgery on the ground floor with office and ancillary accommodation on the first and second floors. Additionally, there is a self-contained office suite on the first floor which is not currently let.

### Tenure

Freehold.  
In addition there is a piece of adjoining land (shaded in blue on the plan) which is used for car parking and held long leasehold for a term of 100 years at a rent of £3,276 p.a.x. Please refer to the legal pack for further information.

### 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)
Ground, part first & second	Veterinary surgery/ Office/Ancillary	469.80 sq m	(5,057 sq ft)	TORRINGTON ORTHOPAEDICS LIMITED (1)	25 years from 05/07/2004	£79,422.72	05/07/2019 & 3 yearly (05/07/2029)
Part second	Office/Ancillary	129.13 sq m	(1,390 sq ft)	TORRINGTON ORTHOPAEDICS LIMITED (1)	23 years & 34 days from 01/06/2006	£12,707.64	05/07/2019 & 3 yearly (05/07/2029)
Part first	Office/Ancillary	121.51 sq m	(1,308 sq ft)	VACANT			
<b>Total</b>		<b>720.44 sq m</b>	<b>(7,755 sq ft)</b>			<b>£92,130.36</b>	

(1) Torrington Orthopaedics is a specialist orthopaedic referral surgery for small animals based in Brighouse, West Yorkshire ([www.torvet.co.uk](http://www.torvet.co.uk)).

### Note

This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



Part shaded light blue is held long leasehold



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