

Lot 42

£35,250 per annum exclusive

18-20 West Park Street & 20 Bethel Street, Brighouse, West Yorkshire HD6 1DU

Freehold Retail and Office Investment



Key Details

- Two ground floor retail units with two self-contained office suites on upper floors
- Located within Brighouse Town Centre
- Residential development potential (subject to consents)
- Nearby occupiers include Betfred, Barclays Bank, Wilko and HSBC

On Behalf of a Major Fund Manager

Location

Miles: 7 miles south of Bradford
16 miles south-west of Leeds
33 miles north-west of Sheffield

Roads: A644, A641, M62 (Junctions 25)

Rail: Brighouse Rail

Air: Leeds Bradford Airport

Situation

Brighouse is a popular town in West Yorkshire located 16 miles south-west of Leeds. The property is situated in Brighouse town centre fronting the busy Bethel Street and West Park Street. Nearby occupiers include Betfred, Barclays Bank, Wilko and HSBC.

Description

The property comprises two ground floor retail units, one fronting Bethel Street and one fronting West Park Street. The unit fronting West Park Street benefits from being a double fronted unit. Each unit has self-contained office accommodation on first and second floors accessed via a dedicated entrance.

Tenure

Freehold.

VAT

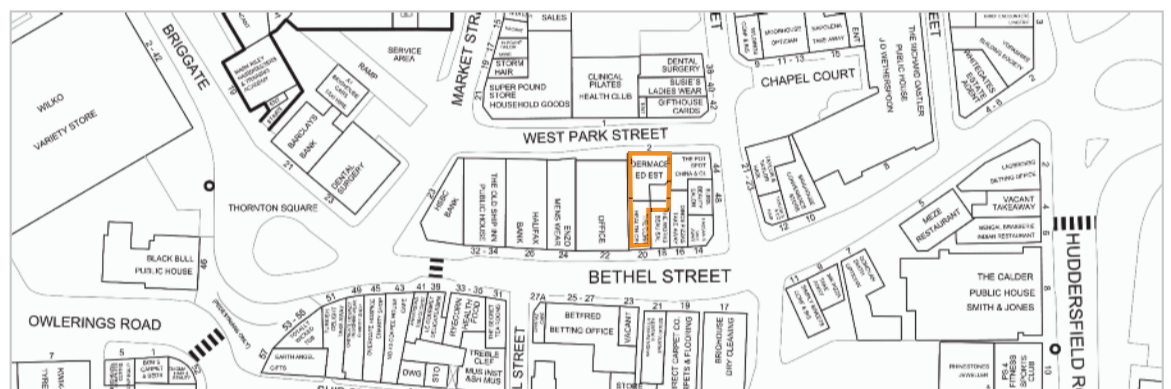
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
18-20 West Park St	Ground	Retail	39.48 sq m (425 sq ft)	RETAIL SHOP LIMITED (1) t/a Dermace (2)	5 years from 30/05/2017 (3)	£7,000	(29/05/2022)
20 West Park St	First/Second	Office	158.67 sq m (1,708 sq ft)	INDIVIDUAL	3 years from 11/05/2015	£11,500	(10/05/2018)
20 Bethel St	Ground	Retail	63.17 sq m (680 sq ft)	INDIVIDUAL t/a The Klinik (4)	6 years from 15/05/2015	£7,500	15/05/2018 (14/05/2021)
20 Bethel St	First/Second	Office	156.44 sq m (1,684 sq ft)	INDIVIDUAL t/a The Works (5)	5 years from 14/05/2015	£9,250	(13/05/2020)
Total			417.76 sq m (4,497 sq ft)			£35,250	

- (1) The property has been sublet.
- (2) Dermace Academy run industry-leading training courses in semi permanent makeup and medical micropigmentation (Source: www.dermace.co.uk 01/03/2018).
- (3) The lease provides an option to determine on 30/11/2018 subject to 3 months' written notice.
- (4) The Klinik provide a wide range of cosmetic and aesthetic treatments (Source: www.thecllinik.co.uk 01/03/2018).
- (5) The Works Beauty Clinic is situated in the heart of Brighouse, West Yorkshire, and offers the largest range of beauty, holistic and aesthetic treatments in the area (Source: www.theworks-brighouse.co.uk 01/03/2018).



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