

Lot 49

£53,500 per annum exclusive

25-27 Commercial Street and 2-6 Park Street, Brighouse, West Yorkshire HD6 1AF

Freehold Retail and Commercial Investment



Key Details

- Predominantly let to Coral Racing Limited
- Includes recently renewed 10 year lease to Fawcett Stationers (no breaks) – Tenant in occupation for 20 years
- Includes 2,590 sq ft self-contained dance studio on first floor
- Central town centre location with nearby occupiers including Superdrug, Greggs, Boots the Chemist, and Wilko
- VAT-free investment

Location

Miles: 4 miles south-east of Halifax
16 miles south-west of Leeds
Roads: A58, A644, M62 (J25)
Rail: Brighouse Station
Air: Leeds Bradford International

Situation

Brighouse is located in the Borough of Calderdale in West Yorkshire, 16 miles south-west of Leeds. The property is located on the south side of Commercial Street, in a prominent central corner location at its junction with Park Street. Nearby occupiers include Superdrug, Greggs, Boots the Chemist and Wilko.

Description

The property comprises a mixed use, two storey building with two ground floor shops and a self-contained dance studio arranged over the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

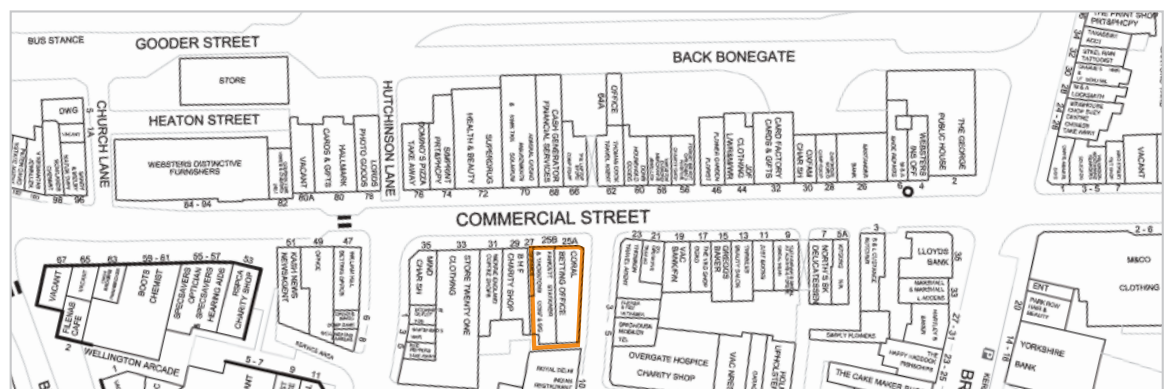
Energy Performance Certificate

Bands D and G. Available from the legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	146.16 sq m (1,573 sq ft)	CORAL RACING LIMITED (1)	10 years from 01/05/2013 until 30/04/2023	£27,500
Ground	Retail/Ancillary	99.21 sq m (1,068 sq ft)	FAWCETT CARDS & GIFTS LIMITED (2)	10 years from 25/03/2019 until 24/03/2029 with a rent review on 25/03/2024	£17,500 (3)
First	Dance Studio	240.63 sq m (2,590 sq ft)	CAMILLE ZOE MARTIN t/a Now Music Dance Studio (4)	10 years from 25/12/2016 until 24/12/2026 (5) with a rent review on 25/12/2020 and 25/12/2024	£8,500
Total		486.00 sq m (5,231 sq ft)			£53,500

- (1) For the year ending 31st December 2017, Coral Racing Limited reported a turnover of £598,371,000, pre-tax profits of £7,642,000 and a total net worth of £75,914,000 (Source: Experian Group 29/05/2019).
- (2) Fawcett Cards & Gifts was incorporated in 1987 and has been trading at this location for at least 20 years.
- (3) The tenant benefits from a concessionary rental period, paying half rent for 12 months from term commencement. The seller has agreed to adjust the completion monies so the shop will effectively produce £17,500 p.a.x. from completion of the sale until the expiry of the concessionary rental period.
- (4) The tenant has been in occupation since February 2007. The landlord holds a rent deposit of £1,500.
- (5) The lease is subject to a tenant option to determine on 24/12/2021.



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