Peter David Properties Ltd

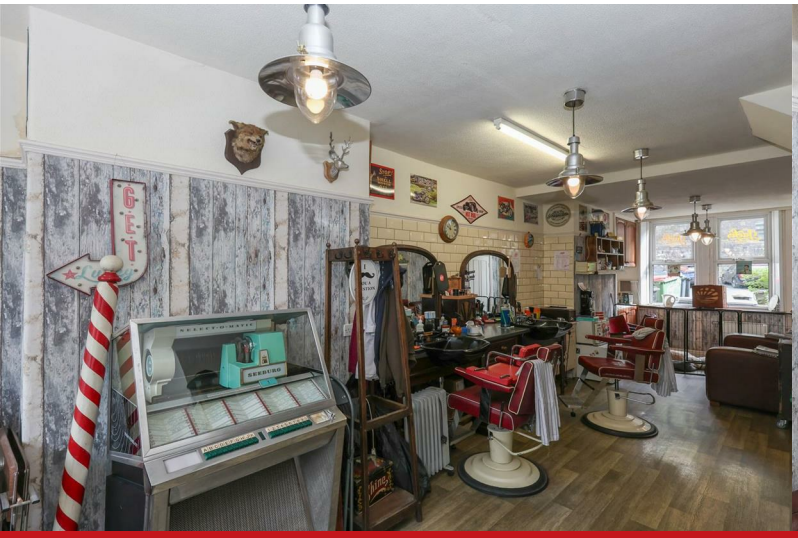
Residential Sales and Lettings



Albert Street, Hebden Bridge

£235,000

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COMMERCIAL PROPERTY & APARTMENT Nestled in the heart of Hebden Bridge on Albert Street, this attractive mixed-use property presents a strong, ready-made investment opportunity. The building comprises a commercial retail unit on the ground floor and a well-proportioned one-bedroom duplex apartment above, both let with tenants in situ—delivering immediate, dual-income potential from day one.

The residential accommodation is arranged over two upper floors, with a spacious lounge and separate kitchen on the first level, and a comfortable bedroom alongside a modern bathroom on the top floor. The layout is practical and appealing for long-term tenancy, supporting consistent rental demand.

Hebden Bridge itself is one of West Yorkshire's most desirable locations, renowned for its vibrant arts scene, independent shops, cafés, and strong sense of community. Its unique character, combined with excellent transport links and surrounding countryside, continues to attract a wide tenant base, making it a highly sought-after rental hotspot.

With established tenants in both the commercial and residential units, this is an ideal turnkey investment in a thriving and resilient market.

- MIXED-USE INVESTMENT PROPERTY WITH COMMERCIAL SHOP AND RESIDENTIAL APARTMENT
- FULLY TENANTED WITH BOTH SHOP AND FLAT OCCUPIED, PROVIDING IMMEDIATE INCOME
- ONE-BEDROOM DUPLEX APARTMENT ARRANGED OVER TWO FLOORS
- LOCATED IN THE HEART OF HEBDEN BRIDGE, A HIGHLY SOUGHT-AFTER RENTAL AREA
- STRONG DEMAND FROM TENANTS DUE TO VIBRANT COMMUNITY, INDEPENDENT BUSINESSES AND CULTURAL APPEAL
- TURNKEY OPPORTUNITY IDEAL FOR INVESTORS SEEKING A LOW-HASSLE, INCOME-GENERATING ASSET
- EPC - E & C
- COUNCIL TAX BAND - A

Accomodation

Shop floor
31'10" x 12'2" (9.71 x 3.72)

Lower ground floor store
15'2" x 8'0" (4.63 x 2.45)

First floor

Lounge
12'2" x 12'2" (3.73 x 3.73)

Kitchen
13'4" x 12'4" (4.08 x 3.76)

Second floor

Bedroom
12'1" x 11'6" (3.70 x 3.51)

Bathroom
8'9" x 11'0" (2.67 x 3.37)

Directions
Please use post code HX7 8AH for sat nav directions.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

The flat currently rents out at £530 pcm.

The retail shop currently rents out at £583 pcm.
















TASTE OF THE EAST

Road Map



Hybrid Map



Terrain Map



Floor Plan



Lower Ground Floor
Approximate Floor Area
168 sq. ft
(15.64 sq. m)

Ground Floor
Approximate Floor Area
389 sq. ft
(36.12 sq. m)

First Floor
Approximate Floor Area
389 sq. ft
(36.12 sq. m)

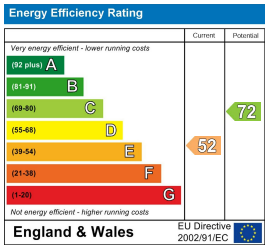
Second Floor
Approximate Floor Area
329 sq. ft
(30.54 sq. m)

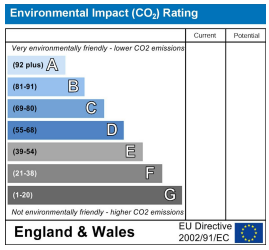
Approx. Gross Internal Floor Area 1,275 sq. ft / 118.42 sq. m.
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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