

bramleys
COMMERCIAL

For Sale

**21-23 Town Hall Street
Sowerby Bridge
Halifax
HX6 2EA**

**Price: Offers
over
£475,000**



FULLY LET MIXED USE INVESTMENT OPPORTUNITY
Ground floor commercial unit with 5 residential units
above and to the rear

Gross Rental Income £39,800 per annum

- Commercial unit occupied by Ryder & Dutton estate agents under a 10 year lease
- 4 apartments and 1 cottage, all finished to a good modern standard.
- Initial yield based on passing rents 8.37% with the prospect of rental growth.

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DESCRIPTION

The property comprises a three storey stone built mixed commercial and residential property.

The ground floor is a commercial unit formerly occupied as a building society, and currently occupied by regional estate agents, Ryder & Dutton.

The upper floors are converted into 4 flats which are all tenanted under assured shorthold tenancies.

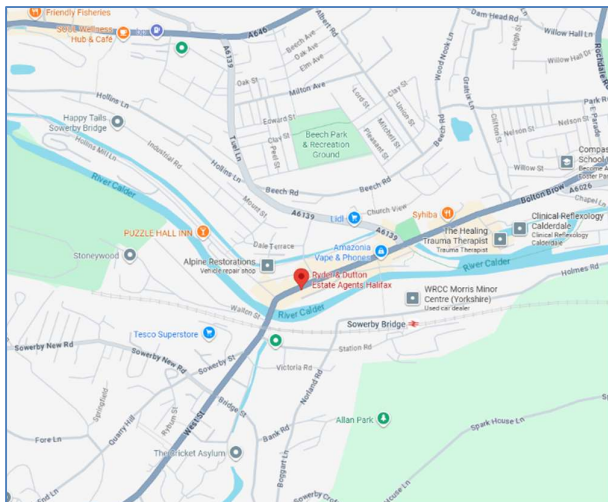
In addition, there is a cottage to the rear accessed off Corporation Street.

The property provides a fully let mixed commercial and residential investment block with apartments finished to a satisfactory standard, with the commercial element of the property occupied under a formal commercial lease for a term of 10 years to a good quality regional covenant.

LOCATION

Sowerby Bridge is a town approximately three miles to the west of Halifax which is a commercial centre providing a mix of commercial, industrial and residential property. Sowerby Bridge has a shopping centre and provides a full range of local amenities, including a Lidl supermarket and JD Wetherspoons public house.

The property is positioned to the western edge of Sowerby Bridge town centre fronting Town Hall Street which is a continuation of Wharf Street, being the main street through the town centre. It is a prominent position with good frontage onto the main road, in addition to having access to the rear off Corporation Street.



ACCOMMODATION

Unit No.	Floor	Type	Floor Area	
			m ²	ft ²
21-23 Town Hall Street	Ground & Basement	Commercial	139.26	1,499
1	First	2 Bed Apt	64	689
2		1 Bed Apt	48	517
3	Second	2 Bed Apt	63	678
4		1 Bed Apt	48	517
20 Corporation St		Cottage	59	635

ASKING PRICE

Offers over £475,000

TENURE

Freehold.

COUNCIL TAX BANDS

	Band
Apartments 1 – 4	A
20 Corporation St	E

RATEABLE VALUE & UNIFORM BUSINESS RATES

Commercial Unit £10,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2025/26).

TENANCIES

All apartments are let under Assured Shorthold Tenancies.

The ground floor commercial tenant is on a IRI lease which expires in 2035.

Unit	Terms	Rent PA/PCM
Commercial Unit	10 year lease from 2025 to Ryder & Dutton	£8,000 PA
Apartment 1	Assured Shorthold Tenancy	£625 pcm (£7,500 pa)
Apartment 2	Assured Shorthold Tenancy	£475 pcm (£5,700 pa)
Apartment 3	Assured Shorthold Tenancy	£550 pcm (£6,600 pa)
Apartment 4	Assured Shorthold Tenancy	£550 pcm (£6,600 pa)
20 Corporation St	Assured Shorthold Tenancy	£450 pcm (£5,400pa)
TOTAL RENT		£39,800 PA

VIEWING

Contact the Agents.

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VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC RATINGS:

	EPC Rating
Ground Floor, 21-23 Town Hall St	D
Apartments 1 – 4	C
20 Corporation St	E



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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