

**28 Bath Street
Huddersfield
HD1 5BQ**

**Asking Price:
£475,000**



RESIDENTIAL INVESTMENT

GROSS RENTAL INCOME £68,796 PER ANNUM

- 12 Studio flats within a semi-detached property.
- Positioned on the edge of Huddersfield town centre which is popular university town with an annual student intake of approximately 20,000.
- Well located within walking distance of amenities and the University.

DESCRIPTION

The property comprises a stone built semi-detached building constructed under a pitched slate covered roof which was converted to provide 12 studio apartments suitable for the student market in approximately 2008.

The apartments extend over 4 levels, each having self-contained kitchen and ensuite shower room facilities.

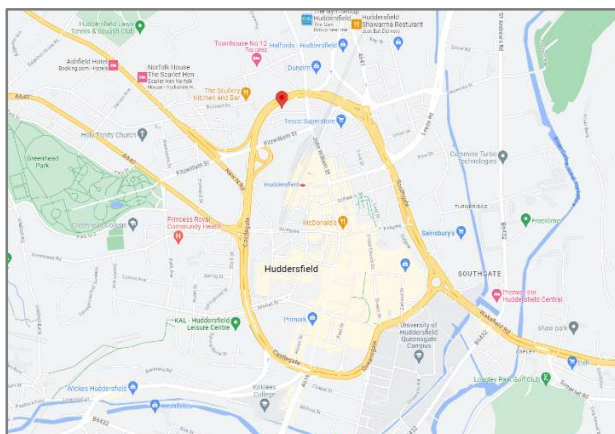
The property is fully let generating £68,796 per annum gross, with the landlord being responsible for utility costs, maintenance of the exterior and communal areas.

The property is positioned in Huddersfield which is a large university town attracting students internationally and has an intake of approximately 20,000.

LOCATION

The property is positioned to the northern edge of Huddersfield town centre accessed off St John's Road which connects the town with the Castlegate section of the Ring Road.

This part of the town accommodates a mix of residential and commercial property including student houses and is within walking distance of Huddersfield railway station, bus station and the amenities provided by the town centre.



ACCOMMODATION

LOWER GROUND FLOOR 75.61m² 814ft²
Includes Studios 1, 2 & 3

GROUND FLOOR 73.81m² 794ft²
Includes Studios 4,5 & 6

FIRST FLOOR 73.81m² 795ft²
Includes Studios 7, 8,9 & 10

SECOND FLOOR 54.87m² 591ft²
Includes Studios 11 & 12

GROSS INTERNAL FLOOR AREA 278.10m² 2,994ft²

OUTSIDE

Included within the ownership is a car parking area to the rear which is accessed via a driveway between this and the adjoining residential property.

ASKING PRICE
£475,000

TENURE
Freehold.

COUNCIL TAX BANDS
A

VAT

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

TENANCIES

The property is fully let generating £68,796 per annum.

The landlord retains responsibility for utilities and maintaining the building and communal areas.

VIEWING

Contact the Agents.

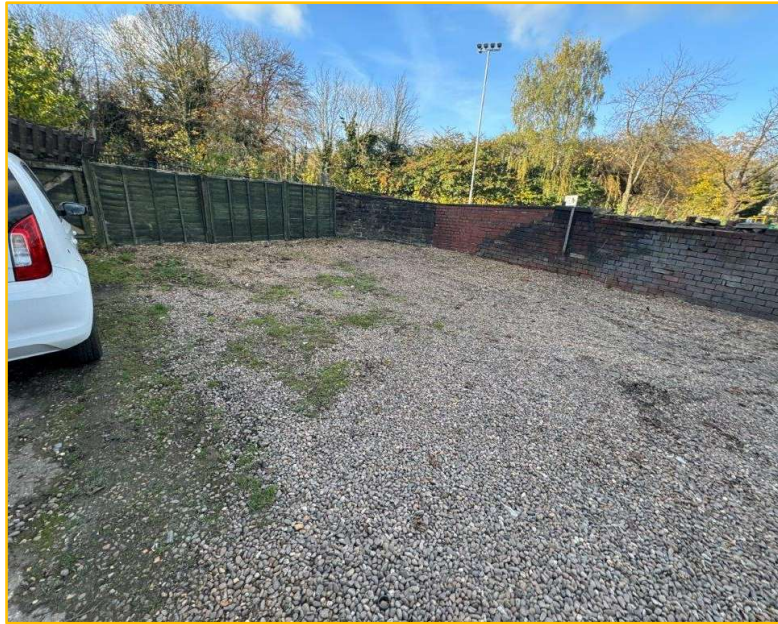
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EPC ASSET RATING

Studios 1 – 10 Band C Valid until 1 February 2030

Studios 11 & 12 Band D Valid until 1 February 2030



bramleys.com/commercial

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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