

**5 Market Street  
Hebden Bridge  
Halifax  
HX7 6EU**

**Asking Price:  
£325,000**



## **MIXED COMMERCIAL & RESIDENTIAL INVESTMENT OPPORTUNITY**

**Generating £25,000 Per Annum (7.7% Yield)**

- Positioned in a prominent main road location in a sought-after village centre
- The retail unit recently let to an Art Gallery/Café with a tenant being sought for the living accommodation (Sub-Let).

## DESCRIPTION

The property comprises a three storey terraced building which provides a retail unit to the ground floor and 2 bedroom self-contained apartment on the upper floors with independent access, positioned in the centre of Hebden Bridge. The current tenant pays £25,000pa on a 6 year lease with a 3 year break clause expiring in 2030. The tenant is looking to find a sub tenant to occupy the upper floors.

## RETAIL UNIT

The retail unit has recently been let to an Art Gallery/Café. The property benefits from good display frontage onto a busy main road and a good amount of passing vehicular traffic and pay & display parking throughout Hebden Bridge.

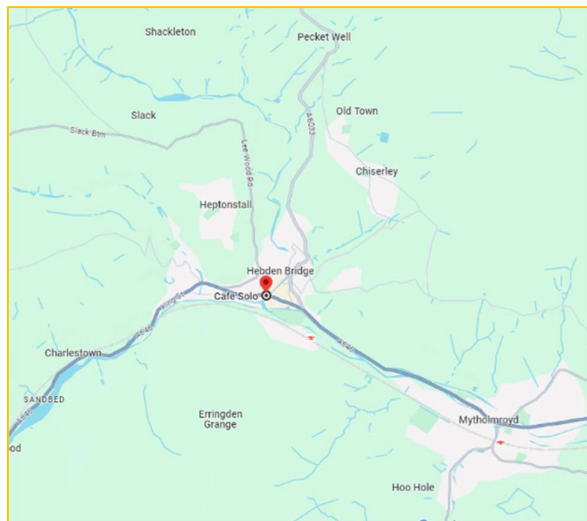
## APARTMENT

The upper floors provide a 2 bedroom apartment with a self-contained entrance to the rear located on Central Street. The residential accommodation is well-appointed and benefits from a balcony to the rear.

## LOCATION

The property is situated in the centre of the town of Hebden Bridge. There are a mix of occupiers nearby from independent retail shops, leisure and residential use. Hebden Bridge is situated in Calder Valley and is a popular destination nationally.

Hebden Bridge is situated approximately 8 miles to the west of Halifax within the Metropolitan Borough of Calderdale.



## ACCOMMODATION

■ Ground Floor Retail Unit 39.78m<sup>2</sup> (428ft<sup>2</sup>)  
Including:-  
Sales Area  
Kitchen

■ Upper Floors - Residential 70.14m<sup>2</sup> (755ft<sup>2</sup>)  
Including:-  
Kitchen  
Living Room  
2 bedrooms  
Bathroom

Total 109.92m<sup>2</sup> (1,183ft<sup>2</sup>)

## ASKING PRICE

£325,000

## TENURE

Freehold

## COUNCIL TAX

Band B

## RATEABLE VALUE

£7,600

Please make your own enquiries to confirm that "qualifying business properties with Rateable Values up to £12,000 will qualify for 100% Relief".

## SERVICES

The property benefits from mains gas, water, electricity and sewer drainage. The residential and commercial units have independent connections for each supply.

## TENANCIES

Copies of the tenancy agreements are available through the agents.

## VIEWING

Contact the sole agents

Jonathan J Wilson BSc(Hons) MRICS

[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

George Aspinall

[George.Aspinall@bramleys1.co.uk](mailto:George.Aspinall@bramleys1.co.uk)

## VAT

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

## EPC ASSET RATING:

Retail – C  
Apartment - D

# 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 in situ 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

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