

Kings Apartments
1 King Street/Winding Road
Halifax
HX1 1SR

Asking Price:
£850,000



MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT

Estimated Rental Value approx £70,000 per annum

- Substantial, attractive corner building providing ground floor and basement commercial accommodation with 8 one bedroom apartments above
- Positioned on the edge of Halifax town centre
- Apartments finished to a good standard with modern fixtures & fittings
- On-site car parking available.

DESCRIPTION

The property comprises a substantial corner mixed commercial and residential property which is ashlar stone faced under a pitched and hipped concrete tile covered roof.

The property provides ground floor accommodation with return frontage and the benefit of loading off the car park to the rear. This is let to a commercial tenant who has been in occupancy for approximately 5 years.

To the upper floors are occupied as self-contained one bedroom apartments under assured shorthold tenancies.

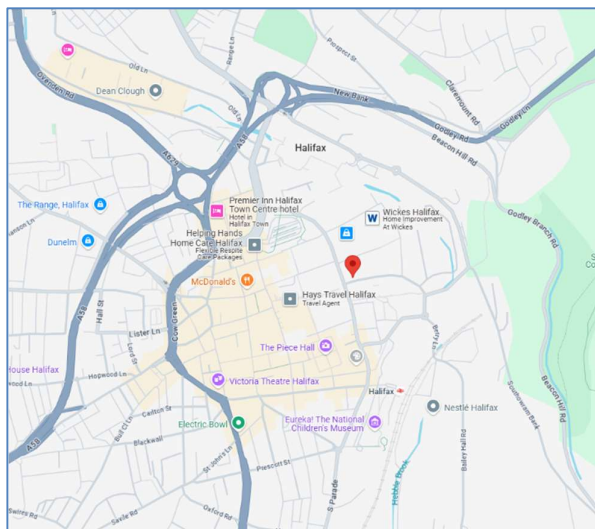
The total rental income passing is circa £70,000 per annum with a potential for some rental growth from the residential element of the property.

The property provides an excellent opportunity to acquire a mixed commercial and residential investment premises which is close to being fully tenanted and is well located close to all amenities provided by the town centre, in addition to being within walking distance of the bus and train stations.

LOCATION

The property is positioned at the junction of King Street and Winding Road in the centre of Halifax close to The Woolshops retail complex and a short walk from the Piece Hall. It benefits from good levels of passing vehicular traffic and is in close proximity to on-street and car parking in addition to having on-site car parking to the rear.

For residential purposes, it is a short distance from all amenities provided by Halifax town centre, including the Woolshops Shopping Centre, Broadway Plaza and this historic Piece Hall Complex which generates high levels of tourist attraction to the town.



ACCOMMODATION

Lower Ground Floor **141.60m² (1,524ft²)**

Basement Stores &
Ancillary Accommodation

Ground Floor **156.64m² (1,686ft²)**

First Floor

Apt 1	42.00m ² (452ft ²)
Apt 2	46.00m ² (495ft ²)
Apt 3	46.00m ² (495ft ²)
Apt 4	33.00m ² (355ft ²)

Second Floor

Apt 5	39.00m ² (420ft ²)
Apt 6	50.00m ² (538ft ²)
Apt 7	58.00m ² (624ft ²)
Apt 8	54.00m ² (581ft ²)

TOTAL **666.24m² (7,170ft²)**

ASKING PRICE

£850,000

TENURE

Freehold

TENANCIES

	Rents
1 King Street	£19,000 pa
Flat 1	£575 pcm (£6,900 pa)
Flat 2	£565 pcm (£6,780 pa)
Flat 3	£575 pcm (£6,900 pa)
Flat 4	£550 pcm (£6,600 pa)
Flat 5	£565 pcm (£6,780 pa)
Flat 6	£434 pcm (£5,208 pa)
Flat 7	£460 pcm (£5,520 pa)
Flat 8	£500 pcm (£6,000 pa)
TOTAL RENT	£70,000 pa

RATEABLE VALUE

1 King Street £14,500

COUNCIL TAX

All Flats are within Council Tax Band A.

VIEWING

Contact the agents
Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys.com

VAT

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

EPC ASSET RATING:

1 King Cross Street	C Rating
Flats 1, 3 & 5	E Rating
Flats 2, 4, 6 & 8	D Rating
Flat 7	C Rating

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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:

- 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.
- 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

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