

PRIME RETAIL INVESTMENT - FOR SALE

13 Commercial Street | Brighouse | HD6 1AF





# **INVESTMENT SUMMARY**

- Highly prominent position in Brighouse town centre
- According to data from Visit Brighouse there were over 3 million visits to the town centre last year
- Adjacent to Greggs with Card Factory directly opposite
- Long established tenant
- Current Rental Income £16,995 pax
- Price Offers in the region of £210,000
- Net Initial Yield 7.9%
- Ideal SIPP Purchase

## **LOCATION**

Brighouse is a market town in West Yorkshire with a population of approximately 35,000 people. Situated within the Calderdale metropolitan borough, it lies on the banks of the River Calder, approximately 4 miles (6 km) east of Halifax, 17 miles (27 km) southwest of Leeds, and 10 miles (16 km) northeast of Huddersfield. The town is strategically positioned adjacent to Junction 25 of the M62 motorway, providing excellent road links to major northern cities such as Leeds, Manchester, Hull, Liverpool and Bradford. Brighouse is also served by a railway station on the Calder Valley Line, offering connections to Leeds, Manchester, Bradford, and London.

Today, Brighouse is known for its thriving community, vibrant high street, and strong cultural heritage. The town hosts regular markets, food festivals, and live music events, attracting visitors from across the region. According to data from Visit Brighouse, there were 3.14 million visitr to the town in 2024 which was up 2% over the previous year. In addition to the above, the town is still a well-established industrial location, known for manufacturing and distribution. The two main industrial sites are off Armytage Road and Birds Royd Lane. Tenants include Severn, Hallmark, BCA and Firth Steel.

## **RETAILING IN BRIGHOUSE / SITUATION**

Commercial Street is the prime retail pitch in Brighouse and is home to a mixture of multiples, independent traders, cafes and restaurants. Multiple occupiers include Greggs, Card Factory, Hays Travel, Superdrug, Specsavers, Boots, Costa Coffee, Boyes and Domino's, with long-established local retailers including Websters Furniture and Lords Photography. The variety of retailers on offer has had a positive impact on the high street and has kept shoppers coming back.

The large supermarkets that serve the community, Tesco and Sainsbury's, are situated on the very edge of the town centre which has kept footfall high in the centre and retail vacancy rates low relative to the surrounding area. The former Wilkinsons store on the western end of Commercial Street is currently being redeveloped to an Aldi which should further increase footfall.

The subject property is situated in the prime location on Commercial Street, adjacent to Greggs and Brighouse Books and opposite Card Factory.



### **DESCRIPTION**

The building is a mid terrace property with accommodation over ground and first floor levels. The original building is constructed with stone elevations beneath a pitch tiled roof, having replaced the original slate roof. There is a two-storey brick extension to the rear of the property with a flat roof over. The windows to the upper floors have been replaced with uPVC double glazing. Air conditioning is provided to the ground floor and there is electric heating and hot water heaters.

The ground floor comprises an open plan sales area with a small understairs cupboard, with stairs to the first floor at the rear.

The first floor provides ancillary storage and staff accommodation and comprises a kitchen, staff wc and storerooms.

There is rear access to the property via a service road.

# **ACCOMMODATION**

The property has the following approximate Net Internal Floor Areas:-

Ground Floor Sales	55.28 sq.m.	595 sq.ft.
ITZA		418.75 units
Ground Floor Storage	0.87 sq.m.	9 sq.ft.
First Floor Ancillary	40.31 sq.m	434 sq.ft.

### **TENURE**

Freehold.



## **TENANCY**

The property is let to Mahtarr Cham t/a Crystal Nail & Beauty Salon on a 15 year FRI lease from 21 August 2019 at a rent of £16,995 pax. There are open market rent reviews and a tenant option to break the lease on 6 months' notice at the fifth and tenth anniversary of the term. The break clause in the fifth year was not exercised, demonstrating the tenant's commitment to the property.

#### **EPC**

The property has been assessed at a C(64) and is valid until the 27<sup>th</sup> January 2035

#### **RATEABLE VALUE**

We understand the property has a Rateable Value of £13,750.

### **ANTI MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





#### **PRICE**

We are instructed to seek offers in the region of £210,000 (two hundred and ten thousand pounds) subject to contract and exclusive of VAT which would show a purchaser a net initial yield of **7.9%**, allowing for the normal costs of acquisition.

#### **VAT**

The property is not elected for VAT.

## **FURTHER INFORMATION**



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These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.