



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 visits 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 27th 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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