



Michael Steel & Co
PROPERTY CONSULTANTS

Confidentially Available

FOR SALE

INCOME PRODUCING TOWN CENTRE INVESTMENT

**36, 38 & 40 HIGH STREET, HORBURY, WAKEFIELD,
WEST YORKSHIRE, WF4 5LE**

Approx. 486 m² (5,240 sq. ft)



- Fully let income producing investment generating up to £56,712 per annum exclusive
- Located in the centre of Horbury with prominent frontage to High Street opposite Co-op supermarket
- Mixed use property with tenants including Wakefield Hospice and Boulby's Bakery

****Best & Final Offers 5pm Wednesday 18 October 2023****

0113 2348999

Location

The property is located within the centre of Horbury and benefits from highly prominent frontage to the main retailing area with nearby occupiers including Co-op supermarket, Bar OL & Forty Two. Horbury centre is only a short distance from the A642 Bridge Road which connects Wakefield Road with Horbury Road linking Huddersfield town centre with Wakefield city centre.

The premises enjoy good access to the M1 with junction 39 and junction 40 being two miles to the south east and north east respectively.

Description

36-40 High Street comprises a predominantly brick built three storey mixed use property under a slate roof with retail/commercial occupiers at ground floor and predominantly residential on the upper two floors.

The property includes 3 self contained ground floor retail properties with the occupiers of both 36 and 38 High Street being in occupation for approximately 20 years respectively. 36 High Street includes all 3 floors within the tenants demise whereas the upper floors of 38 and 40 High Street have been converted to residential (38a & 40a High Street).



Accommodation

36 High Street (3 storey)	138.77m (1,494 sq. ft)
38 High Street (ground floor only)	60.10m (647 sq. ft)
40 High Street (ground floor only)	61.14m ² (658 sq. ft)
38a/40a High Street (upper 2 floors) approx	226.80m ² (2,441 sq. ft)

Total Gross Area (approx) 486.81m² (5,240 sq. ft)

Services

We are advised 36-40 High Street benefits from mains sewer drainage, gas, water and electricity in addition to individual appliances including heating and lighting. However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised by Wakefield Council the premises are assessed as follows:-

36 High St Shop and premises	£6,800
38 High St Shop and premises	£8,600
40 High St Shop and premises	£8,600

We are advised the individual apartments are subject to Council Tax.

The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council Tel: 01924 306090.

Energy Performance Certificate

40 High Street has an EPC Rating of C (64) with Energy Performance Certificates for all properties within the block to be provided upon request.

Lease Information

We are advised individual sections are let as follows:-

36 High Street – Wakefield Hospice are presently holding over (renewal terms have been agreed at £18,500 per annum for a further period of 3 years but not yet completed).

38 High Street – 3 years to Boulby Bakery from October 2023 at £11,212.50 per annum exclusive.

40 High Street - 5 years from 25 July 2023 to Mr Panahi at £12,000 per annum exclusive.

38a & 40a High Street – 10 year ground lease to Wakefield ML Ltd at passing rent of £15,000 per annum exclusive.

Current Gross Rent £56,712.50 per annum exclusive

Price

Seeking offers in the region £695,000.

Best & final offers to be submitted to the vendor's agent by no later than 5pm Wednesday 18 October 2023.

VAT

All rents and prices are quoted exclusive of VAT and VAT to be charged if applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Ben Preston

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Our Ref: 3437/A/M
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Subject to Contract