

Halifax

20/26 Commercial Street

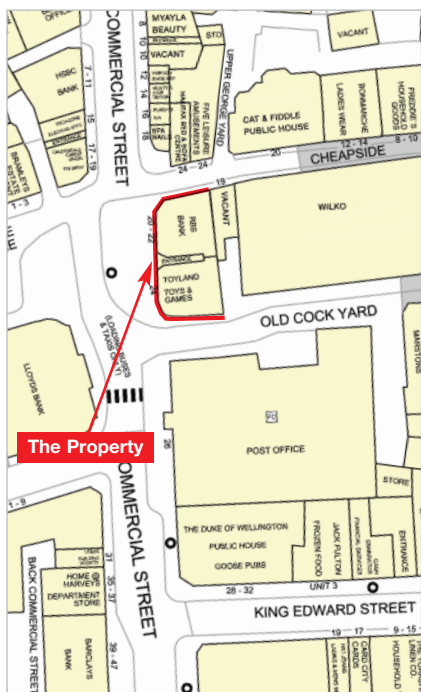
West Yorkshire

HX1 1TA

- **Freehold Retail and Development Opportunity**
- Planning permission for conversion of the upper floors to eight flats
- Prominent town centre location
- Part let to The Royal Bank of Scotland plc
- Includes 356.90 sq m (3,849 sq ft) of vacant offices
- No VAT applicable
- Total Current Rents Reserved

£62,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Halifax is one of West Yorkshire's principal commercial centres with a population in excess of 91,000. The town is located just to the north of Junction 24 of the M62 motorway.

The property is situated in a prominent, central location on the east of Commercial Street spanning the junctions with Cheapside and Old Cock Yard, facing George Square.

Occupiers close by include Lloyds Bank, Post Office, HSBC Bank, Calderdale Credit Union, Bramley's Estate Agent, Barclays Bank and Harvey's of Halifax amongst others.

Description

The property is arranged on basement, ground and three upper floors to provide two separate self-contained units. No. 20-22 Commercial Street provides a ground floor banking hall with basement ancillary accommodation. No. 24 Commercial Street provides a ground and first floor shop with ancillary accommodation in the basement and second floors.

Access to the vacant upper floors is via an entrance to the front of the property.

VAT

Refer to the Special Conditions of Sale.

Planning

Calderdale Council confirmed on 10th October 2014 Permitted Development Rights for the conversion of office (B1A) to 8 flats (C3) in respect of part of the vacant upper floors at the property. Details are available at www.calderdale.gov.uk/planning. (Ref: 14/56013/CLASSJ). We understand that a planning application has been made for a further two flats (C3). Details are available from the website www.allso.co.uk.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
20-22	The Royal Bank of Scotland plc (In occupation since 1997)	Basement Ground Floor 90.30 sq m 138.20 sq m (972 sq ft) (1,488 sq ft)	5 years from 22.11.2013 FR & I (by way of a service charge) (This was a lease renewal)	£32,500 p.a.	Tenant break option 22.11.2016
24-26	Chevins Retail Ltd (formerly Conways Toymaster) (In occupation since 2000)	Basement Ground Floor First Floor Second Floor 129.50 sq m 144.90 sq m 84.90 sq m 86.50 sq m (1,394 sq ft) (1,560 sq ft) (914 sq ft) (931 sq ft)	Term of years from 25.12.2013 to 31.01.2019 (This was a lease renewal)	£30,000 p.a.	Tenant break option 31.01.2018
Upper Floors	Vacant	First Floor Second Floor Third Floor Total 165.45 sq m 209.20 sq m 290.20 sq m 664.85 sq m (1,781 sq ft) (2,252 sq ft) (3,124 sq ft) (7,157 sq ft)			

(1) Not inspected by Allso. Areas provided by the Vendor.

Total £62,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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