



# Brighthouse 18-20 Bethel Street & 20 West Park Street West Yorkshire HD6 1JN

- **Freehold Shop Investment**
- Comprises three shops and a beauty salon
- Town centre location
- Uppers with potential for residential (subject to consents)
- Stepped rental increases in 2019 and 2020
- Diagonally opposite a public car park
- Current Rent Reserved

**£35,250 pa**  
**rising to £36,250 pa in 2019 and to £37,250 pa in 2020<sup>(1)</sup>**

**SIX WEEK COMPLETION AVAILABLE**

## Tenure

Freehold.

## Location

Brighthouse is a popular town situated some 12 miles south-west of Leeds city centre and 1 mile from Junction 25 of the M62 Motorway. The property is situated in the heart of the town centre with frontages to Bethel Street and West Park Street, close to the junction with Park Street. An entrance to a public car park is diagonally opposite. Occupiers close by include Halifax, Betfred and HSBC, amongst other local traders.

## Description

The property is arranged on ground and two upper floors to provide two shops fronting Bethel Street, with self-contained accommodation above presently used as a beauty salon and accessed from Bethel Street. In addition there is a three storey commercial unit fronting West Park Street presently trading as a make-up artist training academy.

## Planning

The upper floors may have potential for residential, subject to the existing leases and all necessary consents. All enquiries should be referred to [www.calderdale.gov.uk](http://www.calderdale.gov.uk)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

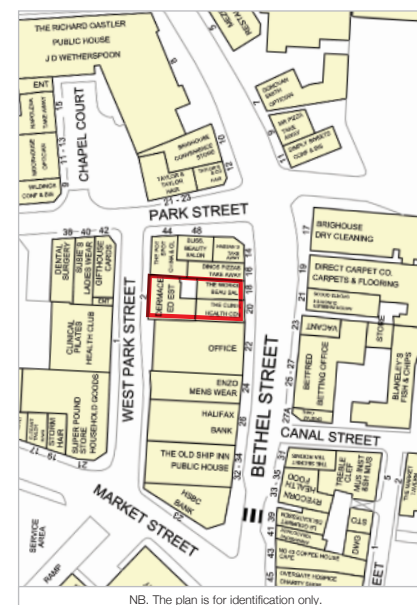
## Buyers Premium

Buyers will pay 0.4%+ VAT of the purchase price towards the Seller's costs.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
18 Bethel Street	Retail Shop Limited (Mini Market)	Ground Floor 44.00 sq m (474 sq ft)	5 years from 30.05.2017 2018 tenant break clause NOT exercised FR & I	£7,000 p.a.	Reversion 2022
20 Bethel Street	C Lloyd (t/a The Klinik) ( <a href="http://www.klinik.co.uk">www.klinik.co.uk</a> )	Ground Floor Part First Floor – Kitchen 63.00 sq m (678 sq ft)	6 years from 15.05.2015 Rent review every 3rd year 2018 tenant break NOT exercised FR & I	£7,500 p.a.	Reversion 2021
18-20 Bethel Street (Uppers)	T & R Fletcher ( <a href="http://www.theworks-brighthouse.co.uk">www.theworks-brighthouse.co.uk</a> )	First Floor Second Floor Total 70.50 sq m (759 sq ft) 83.50 sq m (898 sq ft) 154.00 sq m (1,657 sq ft)	5 years from 14.05.2015 FR & I	£9,250 p.a.	Reversion 2020
20 West Park Street	R Fletcher (t/a Dermace Academy) (2)	Ground Floor First Floor Second Floor Total 52.50 sq m (565 sq ft) 54.75 sq m (589 sq ft) 50.75 sq m (546 sq ft) 158.00 sq m (1,700 sq ft)	5 years from 11.05.2018 FR & I	£11,500 p.a. (1)	Fixed increase to £12,500 p.a. in 2019 and to £13,500 p.a. in 2020 (1)

(2) Dermace Academy specialises in training semi-permanent make-up technicians and is the only HABIA Centre of Expertise in the UK. [www.dermace.co.uk](http://www.dermace.co.uk)  
NB. Not measured by Alltop. Floor areas provided by the Vendor.

**Total £35,250 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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