



# CP

THE CULSHAW  
PARTNERSHIP

COMMERCIAL PROPERTY  
SPECIALISTS  
ESTABLISHED 1976

## EXTREMELY SECURE RETAIL INVESTMENT FOR SALE

LEASE TO OXFAM 38 YEARS UNEXPIRED

### HALIFAX

37 CROWN STREET, HX1 1TT

### LOCATION

The historic market town of Halifax in West Yorkshire. Bradford is approximately 6 miles to the east. Leeds is 14 miles east. The M62 is just a few miles to the South and Manchester 30 miles west.

Crown Street forms part of the retail town centre

### ACCOMMODATION

|                                |                     |
|--------------------------------|---------------------|
| Ground Floor Retail Sales Area | 623 ft <sup>2</sup> |
| 1 <sup>st</sup> Floor          | 461 ft <sup>2</sup> |
| 2 <sup>nd</sup> Floor          | 224 ft <sup>2</sup> |

### TENURE

The Property is let on a lease to Oxfam expiring 22nd August 2062. The lease is 99 years from August 1963. The next rent review is 29th September 2038

### RENT

£19,500 pa

### RATES

Rateable Value £10,500

### PURCHASE PRICE

£325,000 (VAT not applicable)

### GROSS YIELD

6%

### LEGAL COSTS

Each Party to pay their own legal costs

### VIEWING

Strictly through landlord's agents, please contact 01572 822791 for further information.

29 High Street East, Uppingham, Rutland, LE15 9PY

01572 822791 [www.cpsip.co.uk](http://www.cpsip.co.uk)

Partners: Justin Fowler MRICS, John Tookey

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