

QUALITY RETAIL INVESTMENT PORTFOLIO

TENANTS UNAFFECTED

FOR SALE



159,161,163 & 165 ROBERTTOWN LANE, LIVERSEDGE, WF15 7LE

164 & 164A ROBERTTOWN LANE, LIVERSEDGE, WF15 7LT



**BTG
Eddisons**

159, 161, 163, 164, 164a & 165 Roberttown Lane

Liversedge, WF15 7LE / WF15 7LT



Tenure

For Sale



Property Type

Retail Investment



Price

Upon application



Rental Income

£32,100 p.a. ex with room for uplift



Location

Liversedge, WF15 7LE / WF15 7LT



Property ID

731.4617a (1229458)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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Property

The properties comprise of 6 fully tenanted high quality retail premises being a mixture of stone and brick built single storey buildings.

159 is let at £5,500 p.a. on a 3 year term from August 2023.

161 is let at £6,000 p.a. on a 2 year term from September 2023.

163 is let at £3,600 p.a. on a 6 year term from June 2018 - currently holding over.

164 is let at £4,500 p.a. on a 6 year term from December 2019

164a is let at £6,500 p.a. on a 3 year term from October 2022

165 is let at £6,000 p.a. on a 5 year term from September 2022

Full tenancy details available to serious interested parties who have viewed.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

159 Roberttown Lane / Shop and Premises / £6,000
 161 Roberttown Lane / Shop and Premises / £4,850
 163 Roberttown Lane / Shop and Premises / £5,800
 164 Roberttown Lane / Hairdressing Salon & Premises / £4,050
 164a Roberttown Lane / Shop and Premises / £5,700
 165 Roberttown Lane / Shop and Premises / £5,900

Energy Performance Certificate

The property has the following Energy Performance Asset Ratings:-

159 Roberttown Lane - **C**
 161 Roberttown Lane - **C**
 163 Roberttown Lane - **B**
 164 Roberttown Lane - **C**
 164a Roberttown Lane - **C**
 165 Roberttown Lane - **B**

Price

Upon application.

Terms

The property is available **For Sale** subject to the existing tenancies in place.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

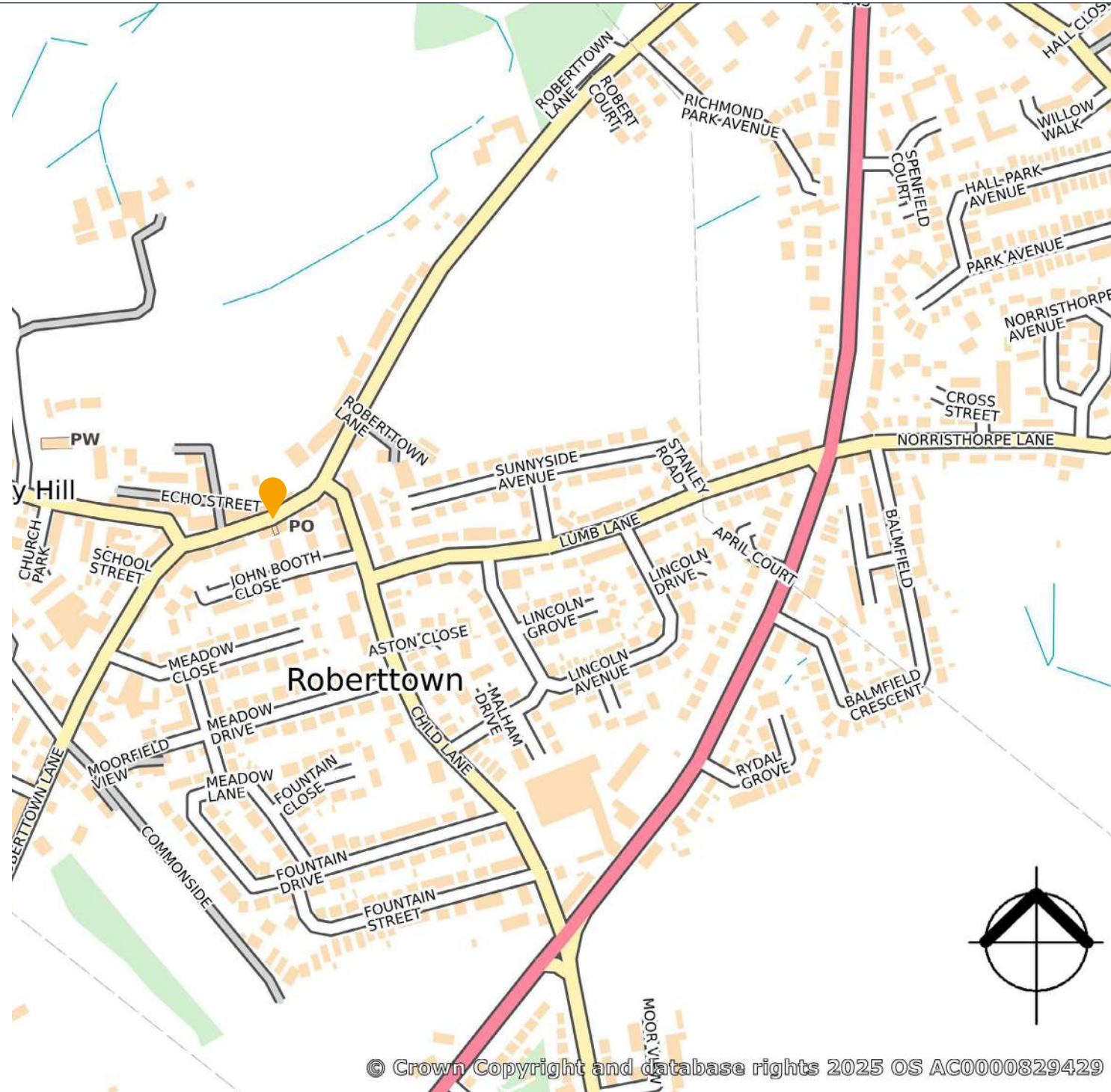
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Area	m ²	ft ²
159	3716	400
161	3818	411
163	3716	400
164	3716	400
164a	5574	600
165	3670	395
Total GIA	24210	2,606

Location

The properties are prominently located on Roberttown Lane in Roberttown village in the township of Liversedge. Roberttown Lane is one of the main shopping parades in Roberttown with the surrounding area being predominantly residential.

Roberttown is on the edge of Liversedge town centre with Huddersfield centre being approximately 6½ miles south west.



Red Lines for
Indicative
Purposes Only

