

# Walker Singleton

## FOR SALE

19 Crown Street  
Hebden Bridge  
West Yorkshire  
HX7 8EH

- Hebden Bridge Retail Investment
- 2,093 Sq Ft (194.44 Sq M)
- Current Rental Income £16,500 Per Annum



# FOR SALE

**19 Crown Street  
Hebden Bridge  
HX7 8EH**



## Location

The property is set on Crown Street in the centre of the popular market town of Hebden Bridge set within the Calder Valley. Surrounding occupiers include a mix of independent retail, leisure and residential uses. Hebden Bridge itself is a popular tourist destination and lies approximately 7 miles west of Halifax alongside the Rochdale Canal and River Calder within the Metropolitan Borough of Calderdale.

## Description

The property comprises a prominent stone built, two-storey retail unit fronting onto Crown Street in the centre of Hebden Bridge, which has recently had 20 solar panels installed to the roof earlier this year. Internally the property benefits from the a ample natural light provided by the large front windows, a mixture of wood and lino flooring, exposed brick work and tiled walls. The first floor level provides office and w/c facilities along with ancillary storage space.

The property has been trading as a successful café since 2007 and is currently on a 5 year lease commencing the 31st of March 2023, with a passing rent of £16,500 per annum. There is an Open Market Rent Review at 31st March 2025.

Services connected to the property include gas, electric, water and drainage. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

## Price

**£260,000 For The Freehold Interest**

- **Hebden Bridge Retail Investment**
- **2,093 Sq Ft (194.44 Sq M)**
- **Current Rental Income £16,500 Per Annum**

## Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
<b>Total approximate NIA</b>	<b>2,093</b>	<b>194.44</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Rateable Value

The property has been assessed for uniform business rates with a rateable value of £20,750.

## EPC

The property has been assessed with an EPC rating of D (89).

## Terms

The Freehold Interest of the property is available for sale subject to existing tenancies

## VAT

The prices quoted are exclusive of VAT (if applicable).

## Legal Fees

Each party is to be responsible for their own legal costs incurred in any selling transaction.

## Viewing

For further information or should you wish to arrange a viewing, please contact the sole selling agents:

### Yasmin Lee

Direct Line: 01422 430026

Email: [yasmin.lee@walkersingleton.co.uk](mailto:yasmin.lee@walkersingleton.co.uk)

### Piers Fisher

Direct Line: 01422 430022

Email: [piers.fisher@walkersingleton.co.uk](mailto:piers.fisher@walkersingleton.co.uk)

Ref: 46292 Date: Dec-24



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