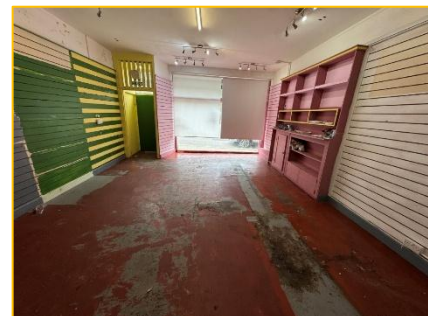


**5 Peel Street
Marsden
Huddersfield
HD7 6BR**

**Asking Price:
£295,000**



MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT OPPORTUNITY

ERV £19,000 Per Annum

OVERALL FLOOR AREA: 152m² (1,636ft²)

- Vacant ground floor retail unit with basement, having an ERV of £10,000 pa
- Upper floor living accommodation providing 2 bedrooms and being let at £750 pcm

THE PROPERTY

The property comprises a stone built inner terraced property which provides ground floor and basement commercial accommodation with 2 bedroom living accommodation above.

The retail premises have most recently been occupied as a fruit & vegetable shop, however are currently vacant and available to re-let.

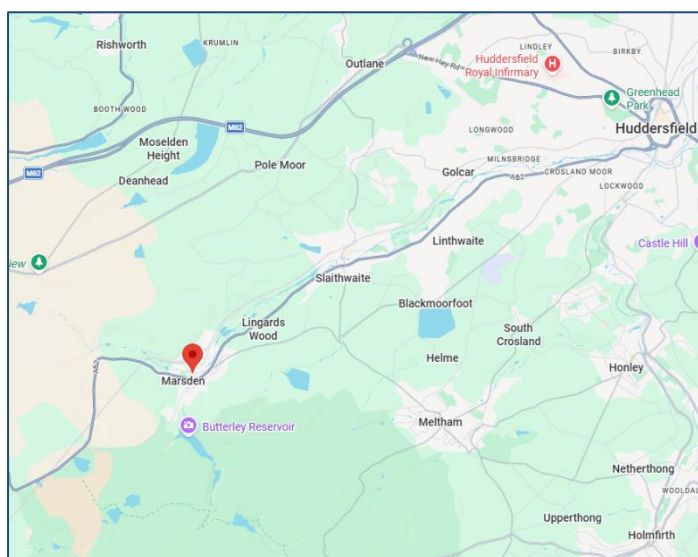
The upper floors provide 2 bedroom living accommodation finished to a high standard which is currently subject to an ongoing tenancy.

The property has an estimated rental value (ERV) of £19,000 per annum and its availability provides an excellent opportunity to acquire freehold premises in the centre of Marsden.

LOCATION

Marsden is a mill town eight miles to the southwest of Huddersfield on the fringe of the Peak District and the Yorkshire/Lancashire boundary. There is a railway station in Marsden with a regular service between Leeds and Manchester, and most day-to-day amenities are available in the town including shops, schools and sporting facilities.

The property is positioned along Peel Street in a parade of similar retail units opposite a Cooperative convenience store and The Riverhead Brewery Tap.



ACCOMMODATION

GROUND FLOOR **50m²** (538ft²)
Retail Accommodation
With rear store

UPPER FLOORS **102m²** (1,098ft²)
1ST & 2ND Floor
Living Accommodation

Total **152m²** (1,636ft²)

ASKING PRICE

£295,000

TENURE

The property is held under a freehold title.

RATEABLE VALUE & UNIFORM BUSINESS RATES

£7,300

These will be charged back to the tenant by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2025/26).

COUNCIL TAX

Band A.

TENANCIES

The shop is vacant. The living accommodation is occupied under a residential tenancy paying £750 pcm.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys.com

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATINGS:

Living Accommodation
Shop

C Rating (Valid until 26/1/2030)
B Rating (Valid until 9/5/2032)

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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