

# TOWNHEAD TRADING CENTRE, MAIN STREET, ADDINGHAM, LS29 0PD

## FULLY LET INDUSTRIAL INVESTMENT FOR SALE

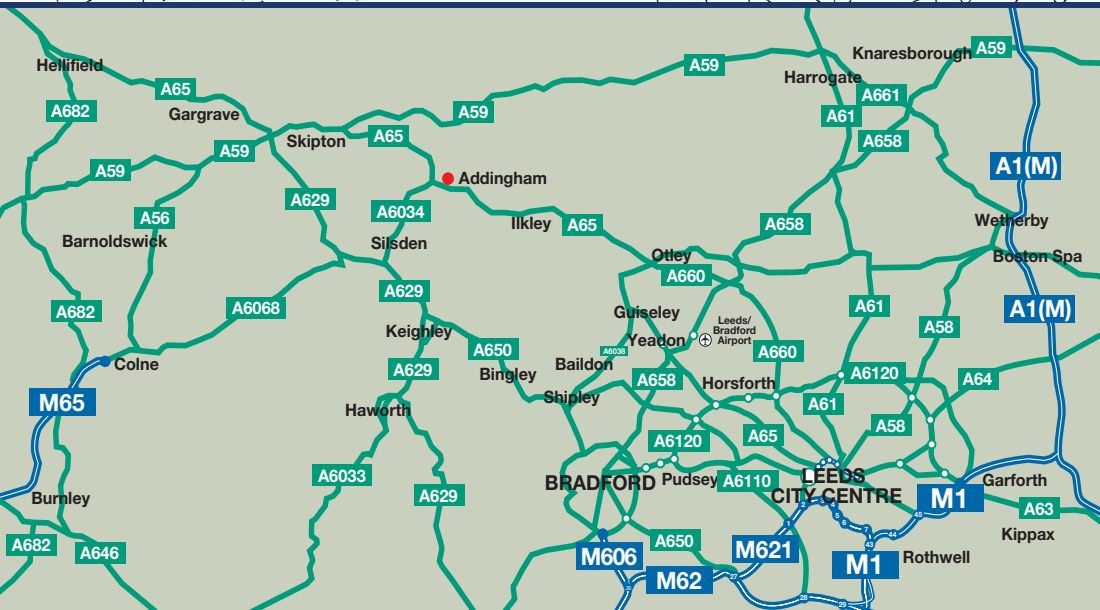
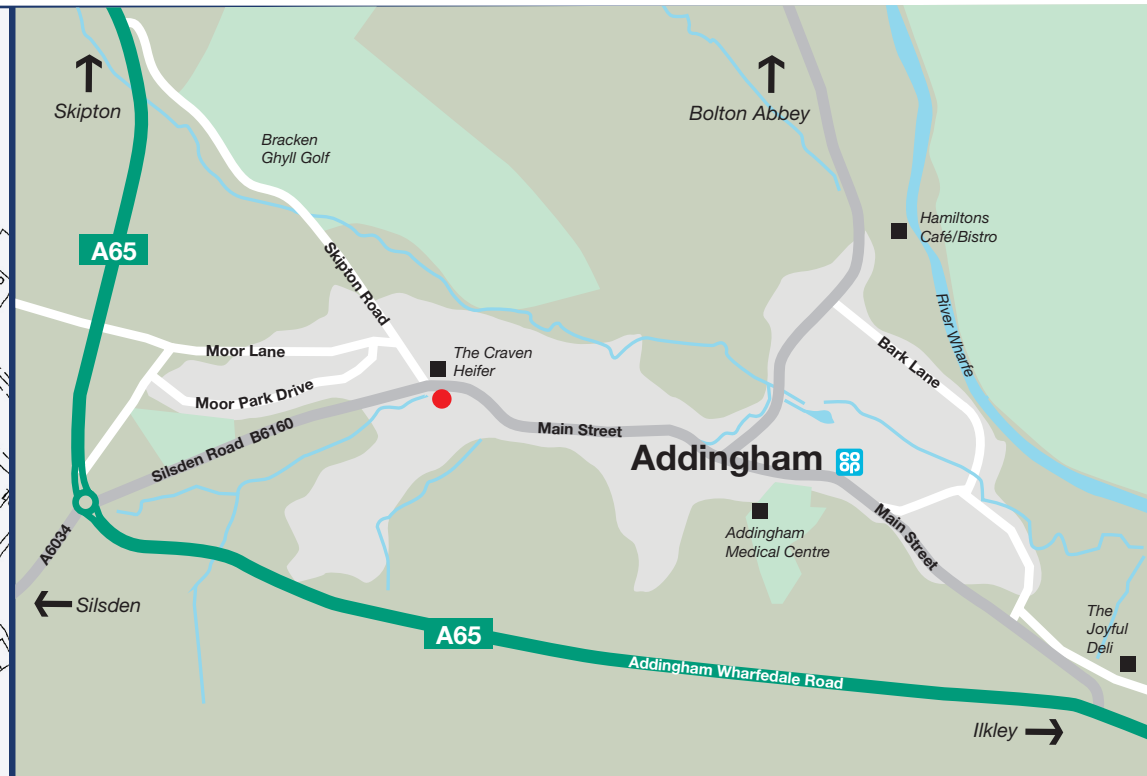
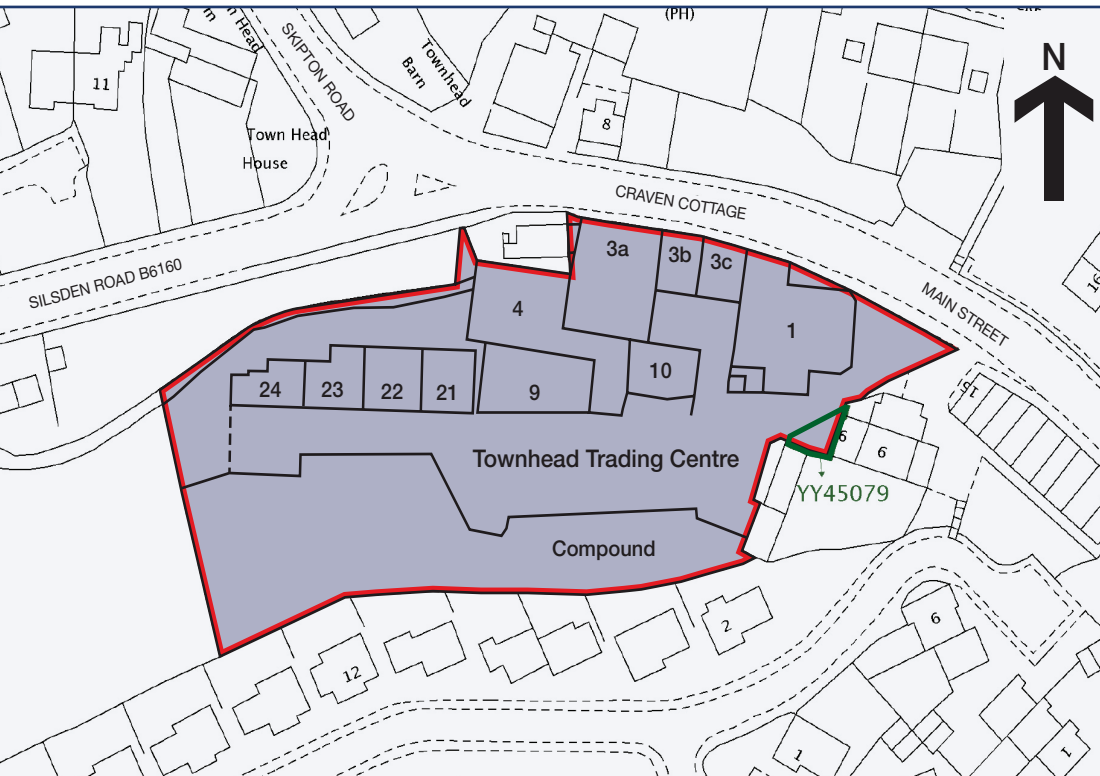


- Fully Let Industrial Investment
- 19,500 sq ft on 1.72 acres
- Significant Asset Management Opportunity
- No VAT payable on purchase price
- Guide Price £1.7 million

Boundary for identification purposes only.

# TOWNHEAD TRADING CENTRE, MAIN STREET, ADDINGHAM, LS29 0PD

## FULLY LET INDUSTRIAL INVESTMENT FOR SALE



### Location

Townhead Trading Centre is very prominently located fronting Addingham Main Street close to its junction with Silsden Road (B6160) which gives access to the Addingham Wharfedale A65 by-pass. It is ideally positioned being 3.5 miles from Ilkley, 6 miles from Skipton and 8 miles from Keighley.

The surrounding area is predominantly residential but opposite is the Craven Heifer pub and restaurant. All local facilities in Addingham village are a short walk.

## Description

Townhead Trading Centre was a former cotton mill which was redeveloped in the 1970's and 1980's to provide 11 industrial units. These are of mixed construction, those within the original building with metal profile roofs incorporating translucent roof lights, with external elevations generally of stone. The 4 more modern units were built in the 1980's have a single pitch profiled sheet roof and all with sliding/roller shutter doors. Three phase electricity is on-site with Townhead Trading Centre having its own substation.

Externally the estate yard surface is tarmac and providing car parking for all the units (with a useful separate compound currently let in association with unit 3A).



## Tenancy Schedule

| Property             | Tenant  | Approx Floor Area (GIA sq ft) | Rental                                      | Licence Expiry Date                                   | Rateable Value | EPC   |
|----------------------|---|-------------------------------|---|---|----------------|-------|
| Unit 1               | Claire and Gavin Free<br>Trading as:<br>Plan-It-Earth         | 2,294                         | £20,640<br>Rising to £21,780<br>on 20/07/26 | 19/07/28  | £17,250        | D-88  |
| Unit 3A and compound | Unit 4 Garage Services Ltd<br><br>Steven Norman & Emma Norman | 3,227                         | £22,500<br>£4,000<br>(Compound)             | **IR&I Lease expiry<br>31/05/28<br>Outside LL + T Act | £20,500        | C-75  |
| Unit 3B              | Mark Ridley<br>Trading as:<br>Meer Projects                   | 1,165                         | £8,150                                      | 30/08/27  | £7,400         | E-122 |
| Unit 3C              | Michael Enever & Neil Harrison                                | 2,340                         | £16,380                                     | 30/04/28  | £14,250        | D-78  |
| Unit 4               | Roger Henderson & Simon Howers                                | 2,723                         | £13,600                                     | 21/02/29  | £11,750        | E-118 |
| Unit 9               | Steven Mayo   | 2,089                         | £13,560                                     | 31/01/28  | £15,500        | E-113 |
| Unit 10              | Colin Haines  | 1,592                         | £9,000<br>Rising to £12,000<br>on 01/01/27  | 31/12/27  | £11,250        | D-85  |
| Unit 21              | Simon Holmes  | 952                           | £7,596                                      | 17/01/28  | £7,300         | E-110 |
| Unit 22              | Simon Battersby & Angela Barrow                               | 972                           | £7,750                                      | 21/08/28  | £7,500         | D-98  |
| Unit 23              | Gareth Hopwood  | 958                           | £7,680                                      | 20/11/26  | £7,300         | E-124 |
| Unit 24              | Richard Petty   | 1,175                         | £9,900                                      | 21/10/27  | £8,900         | E-109 |
| <b>Total</b>         |   | <b>19,487 sq ft</b>           | <b>£140,756 pa</b>                          |   |                |       |

\* Please note that all three yearly licence agreements are on Internal Repairing and Insuring Terms and rents are payable monthly in advance. There is an estate charge of £150 per annum per tenant in connection with buildings insurance. Copies of all agreements are available from the joint agents.

\*\* Unit 3A is held by way of an Internal Repairing & Insuring lease contracted Outside of the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

\*\*\* Townhead Trading Centre has not been elected for VAT.

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## Covenants

Townhead Trading Centre is fully let, over the years having enjoyed a very strong letting history and rarely are there any voids as there is very limited stock. The units are let to successful local businesses based in the Wharfe and Aire Valleys.

## Tenure

The property is held Freehold. (Land Registry title number: WYK 907 963).

## Asset Management and Development Potential

The site which extends to 1.723 acres approx has redevelopment potential for industrial, residential, care home and a variety of other uses. We recommend all interested parties make their own enquiries of City of Bradford Metropolitan District Council – [www.bradford.gov.uk](http://www.bradford.gov.uk)

Townhead Trading Centre presents a significant Asset Management opportunity to upgrade the buildings and in so doing, increase rents and enhance value, and with some potential long term redevelopment opportunities subject to planning.

Current rents generally range from £6.50 to £9.00 per sq ft.

## Guide Price

Offers in the region of £1.7M are invited for the freehold interest, and subject to current occupations, reflects a low capital value of £87psf.

## Anti-Money Laundering (AML)

In accordance with anti-money laundering, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Legal Costs

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



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## Further Information

For further information or to arrange a viewing, please contact the joint agents:



Sanderson  
Weatherall

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