Freehold For Sale
Mixed-Use Investment Opportunity

Hilco Global
Asset Smarter

On the instructions of the Fixed Charge Receivers

15 – 23 NELSON STREET, BIRSTALL, WEST YORKSHIRE, WF17 9ER

4 commercial units (1 let), 3 residential units across approx., 5,095 sq. ft, with a rear yard, outbuildings and a workshop

LOCATION

Situated within the vibrant community of Birstall, Batley, 15-23 Nelson Street benefits from a prominent roadside position with excellent visibility. This established location offers immediate access to a range of local amenities, including shops, cafes and local services. The property boasts excellent transport links; being within 1.3 miles from Junction 27 of the M62, providing clear access to Leeds, Bradford and Manchester.

DESCRIPTION

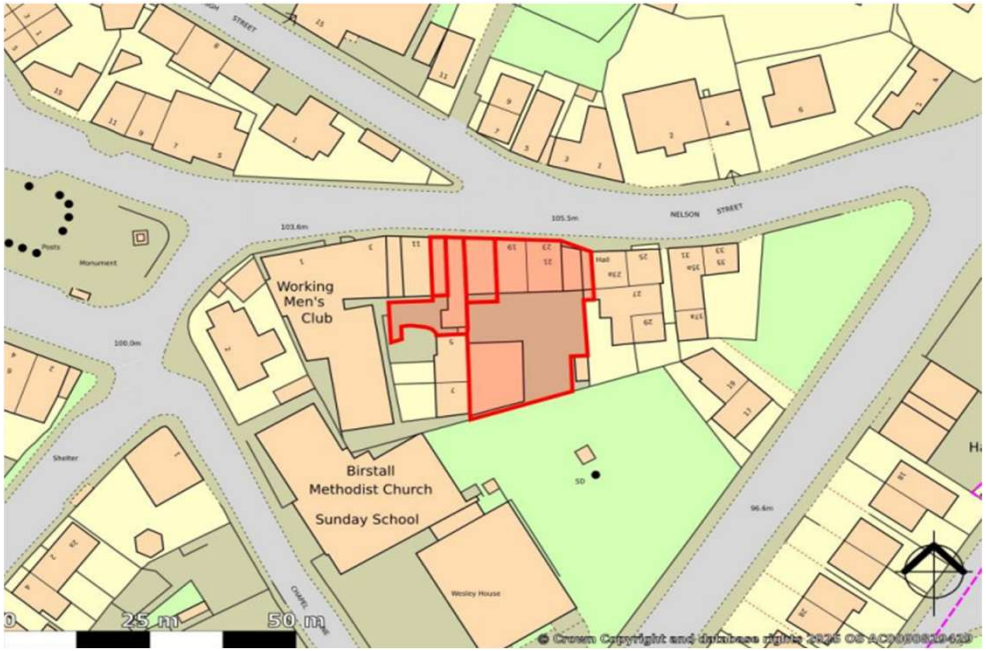
The subject property comprises a mixed-use terrace fronting Nelson Street, incorporating four commercial units, a rear workshop building with outbuildings and three residential units, including a large two-bedroom flat and two one-bedroom flats.

The ground floor accommodation includes four retail units (Nos. 15–21), and a rear workshop. There is also a shared yard including off-street parking for approximately five vehicles, accessed via two separate archways from Nelson Street - one serving the rear yard and workshop, and the other providing access to two of the residential units (15A and 15B).

Unit 21 is currently let and occupied as a beauty salon, with the remainder of the accommodation having recently been vacated. The first-floor flat is particularly spacious and offers strong letting potential, with additional former office accommodation above Unit 17 offering further scope for income generation or reconfiguration.

This rare freehold opportunity provides scope for value enhancement through letting and active asset management. The estimated rental value (ERV) is expected to be in excess of £58,000 per annum once fully let.

Given its central and prominent location, flexible layout and income-producing potential, we expect the property will appeal to a broad range of investors.



SITE AREA

The site extends to 0.18 acres (0.08 hectares).

TENURE

The property is held freehold under title numbers WYK228499, WYK490824, WYK499272.

We understand that an adjoining landowner benefits from a right of way providing access to the garage located in the corner of the rear yard.

ACCOMMODATION SCHEDULE

Unit Type	Unit No.	Sq. m	Sq. ft	Current Use
GF One Bedroom Flat	15A	31.09	335	Vacant
FF One Bedroom Flat	15B	43.93	473	Vacant
FF Two Bedroom Flat	19-23	111.22	1,197	Vacant
Retail Unit (1)	15	18.89	203	Vacant
Retail Unit (2) GF	17	45.35	488	Vacant
Retail Unit (2) FF	17	31.20	336	Vacant
Retail Unit (3)	19	39.10	421	Vacant
Retail Unit (4)	21	47.73	514	Occupied
Workshop	17-23	104.85	1,129	Vacant
TOTAL		**473.36**	**5,095**	

Please note that there is no sub-division between the first floor of unit 17 and unit 19-23 (first floor flat).

PLANNING

Any planning related queries should be directed to Kirklees Council (01484 221000).

BUSINESS RATES & COUNCIL TAX

Unit	Unit Type	Rateable Value/ Band
15 Nelson Street	Shop and Premises	RV £2,450
17 Nelson Street	Shop and Premises	RV £4,500
19 Nelson Street	Shop and Premises	RV £6,400
21-23 Nelson Street	Shop and Premises	RV £5,900
15A Nelson Street	Flat	Band A
15B Nelson Street	Flat	Band A
19-23 Nelson Street	Flat	Band A

TENANCIES

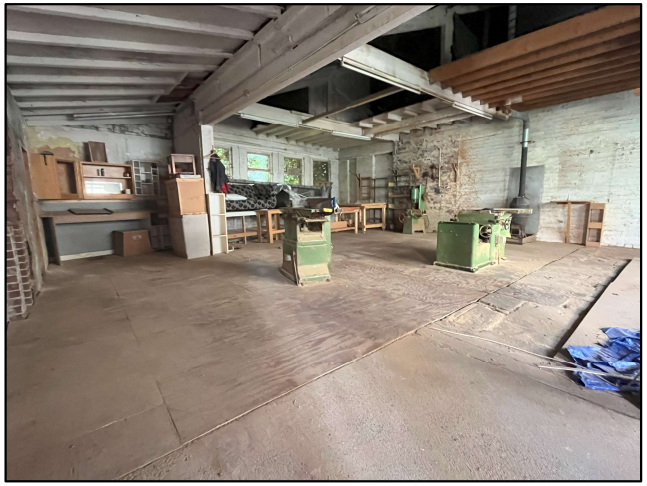
Retail Unit 21 is let on a rolling basis, originally agreed on 7 October 2017 for a 3-year term. The unit operates as a salon and produces £6,760 per annum in rental income.

All other units are currently vacant, offering scope for re-letting or alternative use.

PHOTOGRAPHS

Unit 19-23 - Kitchen

Unit 19-23 – Living Room



Workshop

Unit 19

Unit 17 - Front

Unit 17- Rear

COSTS & VAT

Each party is to bear their own legal costs. The price quoted is exclusive of VAT. We are advised the VAT is not applicable to this transaction.

GUIDE PRICE

Offers are invited in the region of £385,000

ENERGY PERFORMANCE

Flats 15A, 15B, & 19-23 – EPC Rating D

Units 15, 17, & Workshop – EPC Rating C

Units19 & 21 – EPC Rating D

ADDITIONAL INFORMATION

Additional information is available upon request, held in a data room. This includes floor layout plans, EPC's, copy lease and title documentation.

VIEWINGS

Strictly via the sole agents, Hilco Global Real Estate Advisory.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source funding will be required from the successful purchaser.

CONTACTS:

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