



# For Sale

Unit 2 Arcade Royal, 16 King Edward Street, Halifax HX1 1BW

- Retail investment opportunity.
- Situated in prominent position within Halifax Town Centre.
- Achieving £19,000pa.
- Guide price £190,000.

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## Location & Situation

The property is situated in a prominent position along King Edward Street within Halifax Town Centre with neighbouring occupiers including Tesco and Santander.

Halifax is located approximately 15 miles south west of Leeds and 8 miles north west of Huddersfield.

## Description

The property comprises of a large two storey retail unit currently let to Cash Connector Limited at a passing rent of £19,000 per annum exclusive.

The ground floor provides good frontage overlooking King Edward Street and is currently configured to provide secure retailing space for the tenant. The first floor provides additional storage space with kitchen and W/c facilities.

## Planning

We understand the ground benefits from use class E. We further understand the property is Grade II listed.

## Services

We understand electricity, water, and drainage are connected to the property.

## EPC

We understand the EPC for the property is "E" (115).

## Accommodation

The total floor accommodation is approximately 2,206 sq. ft (204.94 sq. m)

## Business Rates

We have been advised the rateable value from 1<sup>st</sup> April 2026 is £15,750.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

We are advised VAT is not payable at the prevailing rate.

## Price

We are instructed to receive offers in the region of £190,000 for the long leasehold interest.

A purchase at this level reflects a net initial yield of 9.63% assuming acquisition costs of 3.8%.

Viewings are strictly through appointment via us as sole agent.

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