

# St Johns House, Halifax



St Johns House, located in the centre of Halifax, presents an exceptional investment opportunity for those seeking to own a piece of this thriving town.



This historic Grade II listed building, currently undergoing refurbishment, offers nine self-contained apartments and holds significant potential for long-term returns. With a secure lease agreement in place and full support from the council, St Johns House is a promising venture for investors.

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The development comprises nine one-bedroom apartments, each offering comfortable and modern living spaces within a historic setting. The apartments have been thoughtfully designed to provide residents with all the necessary amenities and convenience.



## St Johns House Summary

Location | Halifax

Description | Redeveloped grade II listed building

Size | 9 one-bedroom apartments

Rental income | £77,220 p/a

Lease | 15-year Full Repairing and Insuring (FRI) lease

Investors have the option to purchase the entire unbroken freehold of St Johns House, securing full control over the property and its future. Additionally, an attractive aspect of this investment is the agreement for lease with an Ofsted-regulated children's care provider. The lease is a full repairing and insuring (FRI) lease, ensuring minimal maintenance obligations for the owner. The lease term will be for 15 years.

The Halifax council fully supports the St Johns House scheme, providing a solid foundation for the project's success. The council's backing indicates confidence in the development and offers a supportive environment for investors.

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The annual rental income from the apartments amounts to £77,220, presenting a substantial return on investment. This attractive rental yield, combined with the potential for capital appreciation in a town that continues to thrive, makes St Johns House an enticing prospect for investors seeking both immediate and long-term financial gains.

St Johns House is a Grade II listed building, recognised for its historical and architectural significance. This status adds to the property's allure, as it preserves its unique character and ensures a lasting legacy within Halifax's heritage.

St Johns House in Halifax represents a compelling investment opportunity, combining historical charm, prime location, and a secure lease agreement. With the support of the local council and the potential for attractive returns, this property is poised to be a valuable addition to any investment portfolio.

Whether you are looking for a steady income stream or a property with long-term growth potential, St Johns House is an asset worth considering. Act now to secure your stake in this exciting venture set to be delivered in Q3.