

FOR SALE

**19-21
QUEENS ROAD
HALIFAX
HX1 3NS**

- INDUSTRIAL WORKSHOP WITH TRADE COUNTER AND OFFICES
- 3,390 SQ FT (314.94 SQ M)
- OVER THREE FLOORS
- PRIVATE YARD PROVIDING PARKING TO THE FRONT ELEVATION



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Location

The property is situated along Queens Road approximately 1 Mile from Halifax Town Centre. Queens Road is a busy Local Centre with surrounding occupiers comprising a mix of retail, trade counter & residential uses with King Cross Local Centre in the wider vicinity.

Description

The premises briefly comprises a stone built link terrace set out over three floors benefiting from a yard to the front elevation providing off street parking and double loading entrance to the first floor at the rear of the building.

The ground floor accommodation comprises a self contained industrial unit with further reception trade counter and office facilities having a fitted gas central heating system and security roller shutter to the front entrance.

The first floor benefits from workshop, office and storage facilities along with kitchen and WC provisions. Access to street level at the rear of the premises is provided by way of a double opening loading door.

The second floor provides open plan office accommodation carpeted throughout having upvc double glazed windows and characterful exposed beams.

Services connected to the premises include three phase electricity, gas, water and drainage. Please note these services have not been tried or tested and any interested party are advised to satisfy themselves as to their suitability and condition.

EPC

The property has been assessed with an EPC rating of D - 98.

Accommodation

The Total Approximate GIA internal floor areas are:		
	Sq Ft	Sq M
Ground Floor Industrial	559	51.96
Ground Floor Office	792	73.61
First Floor	1,269	117.86
Second Floor	770	71.54
Total Approximate GIA	3,390 Sq Ft	314.93 Sq M
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Price

£150,000 for the Freehold

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £5,300.

Planning

Planning permission for four residential flats was approved in 2004. This planning has now lapsed - further details can be found on the Calderdale Planning website reference 04/00368/CON.

VAT

The prices quoted are exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in any sales transaction.

Viewing

For further information or to book a viewing please contact the sole selling agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 37151

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Property House, Lister Lane, Halifax, HX1 5AS

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