

FOR SALE

**49 Haugh Shaw Road
Halifax
HX1 3AR**

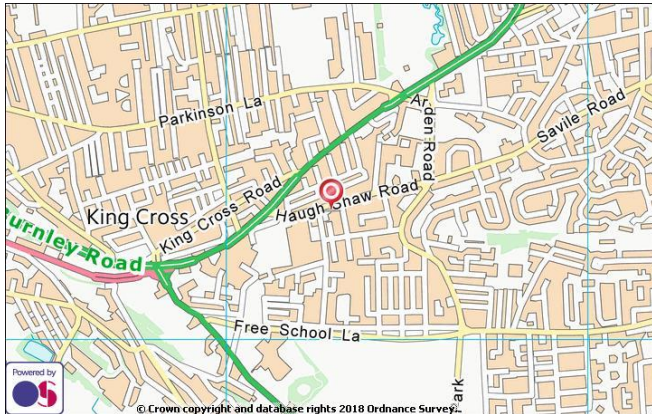
- Former Church Building
- Stone Built Extension to the Rear
- Total GIA: 8,898 Sq Ft (826.64 Sq M)
- Suitable for redevelopment (STPP)



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Location

The property occupies a prominent position just off the busy A58 Aachen Way at King Cross, directly opposite Tesco supermarket. King Cross is a busy district centre located approximately 1 mile from the Town Centre.

Description

The premise briefly comprises a brick built former church building having a stone built two storey extension to the rear. Set out over two floors plus balcony and sizeable basement the premises benefits from roller shutter loading access into a small bay at the rear, suspended timber flooring and fluorescent strip lighting throughout.

The property benefits from office facilities to the ground level along with male and female WCs and kitchen facilities. On street parking is available directly outside the unit.

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

Price

£145,000

Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Ground Floor	2,267	210.60
First Floor	2,929	272.13
Rear Extension	1,480	137.48
Basement	2,318	215.35
Total Approximate GIA	8,994	835.56
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.		

Rateable Value

The property has been assessed for Uniform Business Rates with a Rateable Value of £7,300. The unit may qualify for 100% rates relief provided this is the sole place of business for the occupier.

EPC

The premises Energy Performance Certificate is available on request.

Terms

The freehold is available with vacant possession.

VAT

The price is quoted are exclusive of VAT (if applicable).

Legal Fees

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

Viewing

For more 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: 37253

Jan-18



Property House, Lister Lane, Halifax, HX1 5AS

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