

FOR SALE

**UKRAINIAN CHURCH
QUEENS ROAD
HALIFAX
HX1 4LN**

- SUBSTANTIAL FORMER CHURCH PREMISES WITH CAR PARK
- TOTAL GIA: 935.82M2 (10,073 SQ FT)
- POTENTIAL FOR ALTERNATIVE USES/REDEVELOPMENT STPP
- PROMINENT POSITION WITHIN BUSY SUBURB LOCATION



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Accommodation

The Total Approximate Gross Internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	10,073 Sq Ft	935.78 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.		

Rateable Value

The property is currently exempt from Uniform Business Rates.

EPC

The property is exempt from requiring an EPC being an Ecclesiastical building.

Tenure

The Freehold Interest is available with full vacant possession throughout.

Price

**Offers are sought in the region of
£350,000**

VAT

We understand that the sale price will not be subject to VAT.

Legal Fees

Each party will be responsible for their own legal costs incurred in the sale transaction.

Viewing

Ryan Barker

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Ref: 35203

Jun-17

Location

The property is situated along with extensive frontage to Queens Road with secondary access from Lemon Street and vehicular access from Gibbet Street in West Central area of Halifax approximately 1 Mile from the 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 property briefly comprises a prominent and imposing traditional Church building with extensive inter-connected ancillary accommodation which includes a Church Hall, former Sunday School annex, separate priests living accommodation together with offices, garage, workshop and wc's.

The total site area extends to 0.18 Hectares (0.45 Acres), or thereabouts and includes a substantial area for car parking.

The property is considered suitable for alternative uses and potentially wholesale redevelopment subject to all relevant Planning Consents as might be required.



Property House, Lister Lane, Halifax, HX1 5AS

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