

## FOR SALE

**305 HUDDERSFIELD RD &  
2 WESTBOURNE TERRACE  
HALIFAX  
HX3 0PG**

- Investment Opportunity
- Retail unit and 2/3 bedroomed terrace property
- Popular area opposite Calderdale Hospital
- Retail Unit - 607 Sq Ft (56.39 Sq M)



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2 Westbourne Terrace  
Halifax, HX3 0PG

- INVESTMENT OPPORTUNITY
- RETAIL UNIT AND 2/3 BEDROOMED TERRACE PROPERTY
- POPULAR AREA OPPOSITE CALDERDALE HOSPITAL
- RETAIL UNIT - 607 SQ FT (56.39 SQ M)

## Commercial Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	607 Sq Ft	56.39 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 has been assessed for uniform business rates with a rateable value of £3,500.

## EPC

The property has been assessed with an EPC rating of:  
Commercial - C (74)  
Residential - E (43)

## Terms

The Freehold is offered for sale subject to a Full Repairing and Insuring Lease on 305 Huddersfield Road paying £5,712 per annum.

## 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: 37096

Jan-19



## Location

The property is situated on the main A629 Huddersfield/Halifax trunk road being a main arterial route into Halifax. The property is located in the Salterhebble area of Halifax approximate 1-mile South-West of the Town Centre and 4 miles from Junction 24 of the M62 Motorway. Nearby Towns and Cities include Huddersfield approximately 6 miles, Bradford approximately 7 miles and Leeds City Centre approximately 15 miles distant.

## Description

The premises briefly comprise a retail unit situated on the busy Huddersfield Rd currently trading as Baxters Sandwich Shop along with a two bedroom plus box room terrace house to Westbourne Terrace.

Baxters Sandwich Shop is currently pay £5,712 per annum on Full Repairing and Insuring terms with the lease due to expire at the commencement of 2021. The residential property has recently undergone a full internal renovation programme to include the kitchen, bathroom, windows and redecorations throughout. The unit is currently vacant but was previously let at approximately £500 per month.

## Price

**£155,000 Freehold**



Property House, Lister Lane, Halifax, HX1 5AS

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