

FOR SALE/TO LET

**19 CLARE ROAD
HALIFAX
HX1 2HX**

- Town Centre offices available immediately
- Total 1,634 Sq Ft (151.8 Sq M)
- Located in established commercial area
- Accommodation set out over 4 floors



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19 Clare Road
Halifax, HX1 2HX

- TOWN CENTRE OFFICES READY FOR IMMEDIATE OCCUPATION
- 1,634 SQ FT (151.8 SQ M)
- LOCATED IN ESTABLISHED PROFESSIONAL AREA
- ACCOMMODATION SET OVER FOUR FLOORS



Location

The offices are located in the established professional location of Clare Road where a variety of local and national business are located. The location is convenient for all town centre amenities and benefits from good road links and car parks in the immediate vicinity.

Description

The property is traditionally constructed in local Ashlar stone surmounted by a pitched slate roof. The layout provides good useable floor space over four floors all finished with painted walls and fitted carpets.

The ground floor provides an entrance vestibule leading to the reception office and there are private offices provided. In addition there is an excellent staff room located to the lower ground floor. The premises present well throughout and benefit from gas central heating, fitted carpets, cat two modern lighting and relevant WC facilities.

Mains services to include electric, gas, water and drainage are connected to the premises. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to their suitability and condition.

Rental

£9,500 Per Annum Exclusive

Price

£100,000 Freehold

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	503	46.73
First Floor	480	44.59
Second Floor	424	39.39
Basement	227	21.09
Total Approximate NIA	1,634	151.8
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 £8,700.

EPC

The property has been assessed with an EPC rating of D (84).

Terms

The freehold interest in the property is available to purchase or a new Full Repairing and Insuring lease is available for a number of years to be agreed.

VAT

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

Legal Fees

Each party will be responsible for their own legal costs incurred with any transaction.

Viewing

For further information and viewing arrangements please contact the sole agents

Michelle Dobson

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Property House, Lister Lane, Halifax, HX1

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