

FOR SALE

30 Bull Green
Halifax
HX1 5AB

- Ground Floor Retail Unit with Upper Floors
- 1,311 Sq Ft (121.80 Sq M)
- Suitable for Variety of Uses (STPP)
- Prominent Main Road Position



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Price

The Freehold is Offered for Sale at £120,000

Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Retail Sales Area	440	40.87
First Floor	321	29.80
Second Floor	323	29.97
Third Floor	227	21.12
Total Approximate NIA	1,311	121.76
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 £8,600. 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.

VAT

The price is quoted 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: 25236

Mar-18

Location

The premises are situated to the North of Halifax Town Centre, just off the Bull Green Roundabout. A public pay and display car park along with additional on street parking can be found within close proximity.

Description

The property briefly comprises a stone built period mid terrace building located in a prominent position onto King Cross Road. The ground floor provides an open plan retail area which offers access to the basement containing w/c facilities. Having separate access to the upper floors, the property would suit a variety of uses (Subject to the relevant Planning Approval).

Services connected to the property include electric, water and drainage. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.



Property House, Lister Lane, Halifax, HX1 5AS

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