

FOR SALE

**231 KING CROSS ROAD
HALIFAX
HX1 3JL**

- RETAIL UNIT WITH RESIDENTIAL ACCOMMODATION ABOVE
- TOTAL NIA - 2,075 SQ FT (192.77 SQ M)
- PARKING FOR APPROXIMATELY TWO CARS
- LOADING ACCESS TO THE REAR



FOR SALE

231 King Cross Rd

Halifax, HX1 3JL

- **RETAIL UNIT WITH RESIDENTIAL ACCOMMODATION ABOVE**
- **TOTAL NIA - 2,075 SQ FT (192.77 SQ M)**
- **PARKING FOR APPROXIMATELY TWO CARS**
- **LOADING ACCESS TO THE REAR**



Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	646	60.04
First Floor	457	42.45
Second Floor	256	23.78
Basement	716	66.50
Total Approximate NIA	2,075 Sq Ft	192.77 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 £7,800. The unit may qualify for 100% rates relief provided this is the sole place of business for the occupier.

EPC

The property has been assessed with an EPC rating of C - 65.

Terms

The Freehold is offered for sale with Vacant Possession.

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: 37637

May-18

Location

The property is situated in a prominent position fronting the busy King Cross Road. King Cross is a busy commercial suburb of Halifax which is located approximately 1 mile from the Town Centre.

Description

The premises briefly comprise a stone built terrace retail property set in the heart of King Cross Rd benefitting from a prominent high street position. The property boasts well planned accommodation set out over four floors benefitting from a basement providing loading access to the rear along with parking for approximately two cars.

The upper floors are currently used as storage but could easily be converted back to residential (STPP) should a purchaser wish to do so. A fully fitted bathroom to include shower facilities are provided within the unit and the property benefits from a gas fired central heating system throughout.

Services to include gas, electricity, water and drainage are believed to be 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.

Price

£120,000 Freehold



Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.