



Halifax Road, Wibsey,
Asking Price £90,000

* FRONT TERRACE * FORMER SALON * MAIN ROAD POSITION *
 * NO ONWARD CHAIN *

An exciting opportunity to acquire this ideally situated mixed-use property fronting the commanding Halifax Road location. The premises last traded as a beauty salon but would suit a variety of trades or could be converted to residential use (subject to any necessary consents).

Comprising ground floor sales shop, basement kitchen, two further rooms to the first floor (previously beauty rooms) and a shower room.

The premises previously let at £9500 per annum.
 Available with vacant possession.



Shop Front

15'10" x 15'5" (4.83m x 4.70m)

With radiator and double glazed window.

Basement Kitchen

12'9" x 13'10" (3.89m x 4.22m)

With a range of white fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, tiled splashback, useful storage cupboard, radiator and double glazed window.

First Floor

With electric heater.

Room One (Former Treatment Room)

18'1" x 8'8" (5.51m x 2.64m)

With radiator, double glazed window and built in storage cupboard.

Room Two (Former Treatment Room)

6'8" x 9'1" (2.03m x 2.77m)

With double glazed window and wash basin.

Shower Room

Three piece suite comprising shower cubicle, low suite wc and pedestal wash basin.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Brighouse Rd/A644, continue to follow A644 for 1.8 miles, at the roundabout take the 1st exit onto Halifax Rd/A6036, continue to follow A6036 and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

Unavailable - Deleted from government register.

EPC Rating

Please note: There is no domestic EPC for this property. However, the commercial EPC is rated at D/97. Copy available upon request or via the Govt register.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk