

MARSH & MARSH PROPERTIES

COMMERCIAL - 35 Bath Place, Halifax, HX3 6EG

Starting Bid: £60,000



Situated in a nucleated residential location, on the outskirts of Halifax town centre, is this commercial property. Previously utilised as a take away this property presents an ideal opportunity for someone to take possession and return the building to its intended business use, or for someone to renovate into a stylish modern property. Its location makes it an ideal position to serve the local residents as a food establishment.

The property retains its roller shutters, to the front and rear access areas, and has front and rear access doors. Internally the ground floor features a shop front/serving counter/customer waiting area that leads into the kitchen, to the rear of the building, which is still fitted for use as such. To the first floor are two usable rooms featuring a staff kitchen area, bathroom and store room. To the second floor is another large store room. The property does require renovation throughout but presents a unique opportunity for any potential investor.

The property is offered at a realistic asking price and presents an attractive opportunity. Viewings available on request via the Marsh & Marsh Properties office.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

To the front of the property a uPVC door opens into the

SHOP FRONT



The shop front features a work counter for food collections and payment in a spacious room with tiled walls. The shop has a large uPVC double glazed window to the front elevation and has central strip lighting.

From the shop front an opening leads into the

KITCHEN AREA



A spacious kitchen area that still retains the metal sheet walls and counters. To the rear wall are the gas burners and a wash basin to the adjacent wall;

a spacious work area that will suit the needs of a business at this location.



To the rear of the kitchen a wooden door opens to a rear hallway. The hallway provides access to the rear via a lockable wooden door. From the hallway carpeted stairs lead up to the

LANDING

A carpeted landing providing access to the first floor.

ROOM 1



A spacious store room that has been opened up into the hallway by removal of the party wall. The store room has a window to the rear of the

property and central light fitting.

ROOM 2



An ideal employee break room featuring additional kitchen facilities. With a window to the front elevation and central light fitting.

BATHROOM



The bathroom provides wash and toilet facilities for the business with a low flush toilet, panel bath, pedestal washbasin, window to the side elevation and central light fitting.

From the landing a staircase leads up to

ROOM 3



A large storage space in the roof void providing additional storage space. With a central light fitting and Velux window.

EXTERNAL



The frontage of the property ends directly to the kerbside and has roller shutters for additional security.

To the rear is a low maintenance patio garden, enclosed by stone walls. The rear garden has access to the business via a wooden door.

GENERAL

The property has the benefit of all mains services,

gas, electric and water.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Halifax town centre, leave over North Bridge and at the junction turn left onto Haley Hill and continue for a further 300m. Shortly after the petrol station turn left onto Woodside Road and continue on for 100m. Before the doctors turn right onto Bath Place and continue for 60m; the property can be identified by the Marsh & Marsh Properties "For Sale" sign on your left hand side.

For sat nav users the postcode is: HX3 6EG

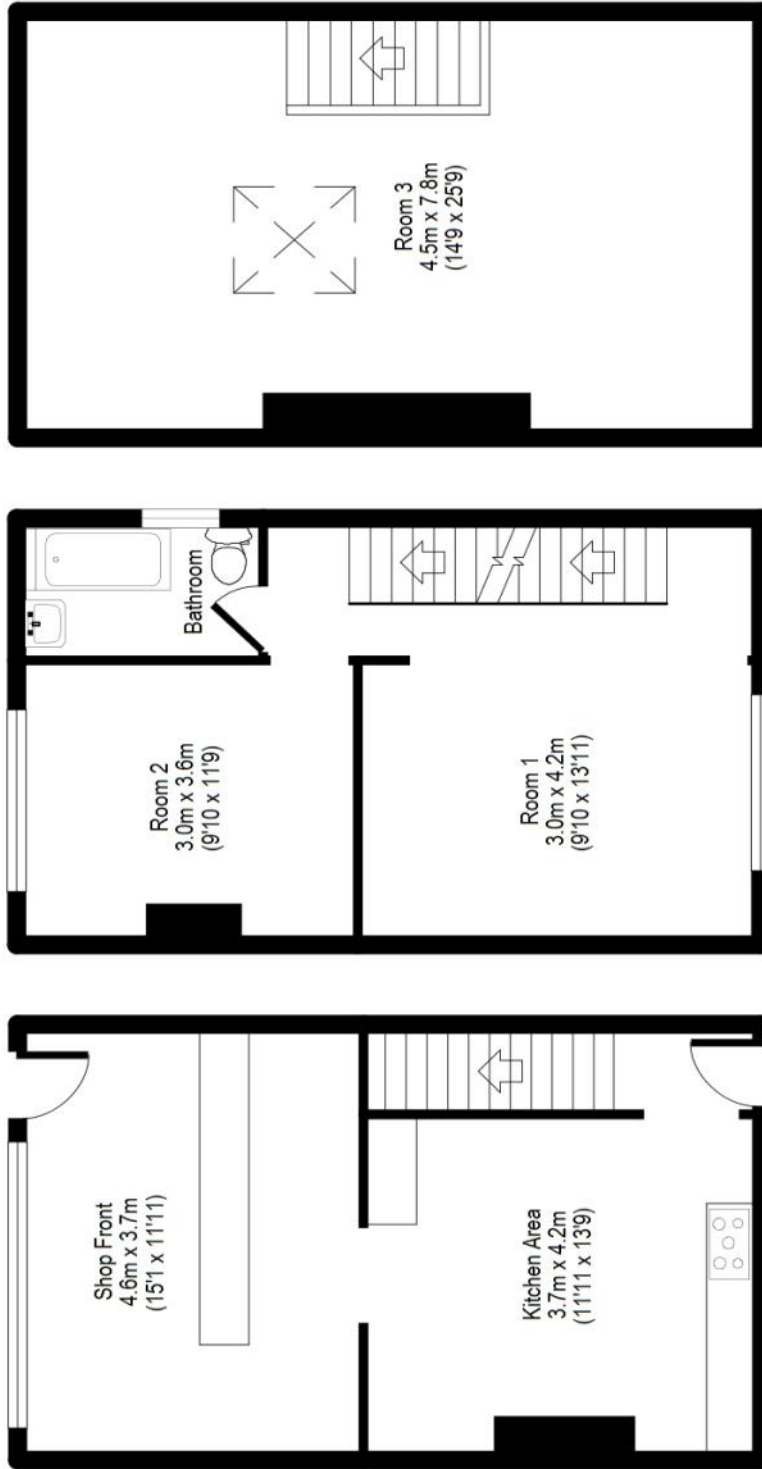
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 107 sq. m / 1148 sq. ft



Ground Floor

First Floor

Second Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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