

FOR SALE

**THE CHAPEL
WYKE OLD LANE
BAILIFF BRIDGE
BRIGHOUSE
HD6 4EH**

- RARE FREEHOLD OPPORTUNITY
- HYBRID OFFICE & WORKSHOP
- GIA: 2,363 SQ FT (219.53 SQ M)
- EXTERNAL COMPOUND



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Location

The property is situated occupying a prominent corner position at the junction of Wyke Old Lane and fronting the busy Bradford Road within Bailiff Bridge, approx. 1.5 Miles from Brighouse Town Centre. Excellent main road communications exist with Junctions 25 & 26 of the M62 motorway located within 3 Miles.

Description

The property briefly comprises a Grade II Listed former Chapel having being sympathetically converted into a hybrid bespoke office and workshop unit benefiting from a small yard/compound to the side and rear of the building.

Internally, the property consists of individual two storey offices exhibiting original ornate character features together with ancillary reception entrance, meeting rooms and kitchen/wc provision. The offices benefit from carpeting throughout, plaster & decorated walls, perimeter data trunking and fluorescent lighting.

The workshop section is single storey having direct access to the private yard via a steel roller shutter. The unit benefits from a solid concrete floor, good eaves height and internal access to the offices.

Mains services to include electric, water and drainage are connected to the property. These services have not been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Price

Offers in the region of £500,000



Property House, Lister Lane, Halifax, HX1 5AS

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Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	2,363	219.52
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 £15,000.

EPC

The property is exempt from having an EPC due to it's Listed status.

Terms

The Freehold Interest in the property is available For Sale with the benefit of Full Vacant Possession.

VAT

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

Legal Fees

Each party is to be responsible for their own legal costs incurred in any selling transaction.

Viewing

For further information or if you wish to arrange a viewing, please contact the sole selling agents:

Ryan Barker

Direct Line: 01422 430024

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Piers Fisher

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