

## FOR SALE

**21 BURNLEY ROAD  
MYTHOLMROYD  
HX7 5LN**

- INVESTMENT OPPORTUNITY
- RETAIL UNIT
- 3,224 SQ FT (299.51 SQ M)



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## Location

The premises are set back just off the A646 Burnley Road in the village of Mytholmroyd. Mytholmroyd itself is located approximately 2 miles from Hebden Bridge centre and approximately 6 miles from Halifax Town centre.

## Description

The premise briefly comprises a two storey stone built detached property situated prominently on Burnley Rd in Mytholmroyd, a village situated on the outskirts of Hebden Bridge in the Calder Valley.

The property is fitted out to a modern standard and benefits from kitchen and cafe facilities to the ground floor having paint plaster walls, linoleum floor coverings and spot lighting with disabled WC facilities.

A staircase and passenger lift offers access to the first floor where a number of office and training rooms are provided, all finished to a high standard having paint and plaster walls, carpet floor coverings, spot lighting and velux windows.

A communal entrance provides access to both levels however each floor has their own separate access should a divide be necessary to the new occupier.

Externally the property benefits from a private car park/ seating area to the rear offering pleasant outdoor facilities fronting on to the Calder and Hebble Canal.

The Freehold interest of the property is available with Full Vacant Possession. Alternatively the property can be sold with a tenant in situ on the ground floor paying £300 per month.

Mains services connected to the premises include electricity, gas, water and drainage with heating provided by way of a gas fired central heating system. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

## Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
<b>Total Approximate GIA</b>	<b>3,224</b>	<b>299.51</b>

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 £2,050.

## EPC

The property has been assessed with an EPC rating of E (107).

## Price

**£250,000 Freehold**

## Terms

The Freehold interest of the property is available with Full Vacant Possession. Alternatively the property can be sold with a tenant in situ on the ground floor paying £300 per month.

## 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:

### Michelle Dobson

Direct Line: 01422 430026

Email: [michelle.dobson@walkersingleton.co.uk](mailto:michelle.dobson@walkersingleton.co.uk)

Ref: 34353

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Property House, Lister Lane, Halifax, HX1 5AS

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