

# FOR SALE

**40/42 Gibraltar Road  
Halifax  
HX1 4HG**

- Freehold Commercial Unit
- With Car Parking
- 2,233 Sq. Ft (207.47 Sq. M)
- Potential Redevelopment Opportunity (STP)



# FOR SALE

40/42 Gibraltar Road  
Halifax, HX1 4HG

- Freehold Commercial Unit
- With Car Parking
- 2,233 Sq. Ft (207.47 Sq. M)
- Potential Redevelopment Opportunity (STP)



## Location

The premises are situated along Gibraltar Road close to its junction with Gibbet Street approximately ½ a mile from Halifax Town Centre. Surrounding occupiers include a combination of residential, commercial and leisure uses including the Springhall Medical Centre.

## Description

The property comprises two single-story interlinked units constructed of artificial stone and surmounted by dual-pitched blue slate roofs. Internally, the units offer open-plan accommodation with an effective shell finish.

Externally, the property benefits from a generous site area with the benefit of on-site car parking.

## Price

**£285,000**

## Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Unit 1	1288	119.7
Unit 2	945	87.77
<b>Total Approximate GIA</b>	<b>2,233</b>	<b>207.45</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

To be confirmed

## EPC

Available on request.

## Terms

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

## VAT

The prices quoted is 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 should you wish to arrange a viewing, please contact the sole selling agents:

### Jack Spencer

Direct Line: 01422 430013

Email: [jack.spencer@walkersingleton.co.uk](mailto:jack.spencer@walkersingleton.co.uk)

### Johnjoe Wright

Direct Line: 01422 430020

Email: [johnjoe.wright@walkersingleton.co.uk](mailto:johnjoe.wright@walkersingleton.co.uk)

Ref: 17785

Mar-23



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.