

FOR SALE

**210 Rochdale Road
Greetland
Halifax
HX4 8JE**

- **Commercial Premises**
- **582 Sq. Ft (54.07 Sq. M)**
- **Potential for alternative uses such as retail and residential (STP)**



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Location

The property is located along Rochdale Road, occupying a mixed-use commercial and residential area a short distance from the main commercial centre of West Vale. The location offers suitability for use for either continued commercial or alternative residential use, subject to the necessary planning consents.

Description

The property briefly comprises a two storey end terrace former public house dwelling which has been adapted to create well presented office accommodation.

The property is internally arranged to have a good size kitchen together with office and WC facility at ground floor, whilst the first floor has been divided to provide two further offices and a bathroom.

The layout is considered suitable for a variety of commercial occupiers including offices, retail and professional services, in addition to potential repurposing back to residential (subject to the relevant approvals).

Internally, the property presents well, having a clean finish with reasonably modern fixtures and fittings throughout.

Externally the property will be allocated one car parking space within the adjoining yard.

Price

£120,000 for the Freehold Interest.

Rateable Value

The property needs reassessing for uniform business rates purposes as it is currently appraised in conjunction with the adjoining property.

EPC

The property has been assessed as having an Energy Performance Certificate of D(79).

Tenure

The Freehold interest in the property is being offered For Sale with full vacant possession.

Legal Fees

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

Viewing

For more information or to book a viewing please contact the sole selling agent:

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk

Ref: 42759

Feb-23



Property House, Lister Lane, Halifax, HX1 5AS

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