

FOR SALE

**36/36A MARKET STREET
HEBDEN BRIDGE
HALIFAX
HX7 6AA**

- RETAIL UNIT WITH SELF CONTAINED RESIDENTIAL ACCOMMODATION/HOLIDAY LET
- TOWN CENTRE LOCATION
- NIA 799 SQ FT (74.23 SQ M)
- RARE FREEHOLD OPPORTUNITY



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Location

The property is set on Market Street in the centre of the popular market town of Hebden Bridge set within the Calder Valley. Surrounding occupiers include a mix of independent retail, leisure and residential uses. Hebden Bridge itself is a popular tourist destination and lies approximately 7 miles west of Halifax alongside the Rochdale Canal and River Calder within the Metropolitan Borough of Calderdale.

Description

Retail shop with self contained residential accommodation above.

The premise briefly comprises a retail unit with self contained three bedroomed accommodation on the upper floor levels located prominently on Market Street in the heart of Hebden Bridge town centre.

The ground floor retail unit fronts on to Market Street and benefits from having tiled flooring, w/c facilities, gas central heating, exposed brickwork and stone fireplace.

The upper floor accommodation has a separate entrance to the retail unit however is also accessed from Market Street. The upper floor accommodation is being used as a holiday let by the current owner.

The residential accommodation/holiday let offers sizeable living accommodation having two bedrooms and a bathroom to the first floor, open plan kitchen diner/lounge to the second floor and the third attic bedroom with en-suite to the third floor. The residential accommodation is presented to a good standard, having gas central heating throughout, exposed red brick & exposed beams. The kitchen has an integrated fridge/freezer, dishwasher and there is a washer drier housed on the landing.

Mains services connected to the premises include electricity, gas, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Rental

£340,000 For The Freehold

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	799	74.23
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 retail property has been assessed for Business Rates purposes with a Rateable Value of:

Retail shop - £5,600
Holiday Let - £2,500

EPC

36 – C(74)
36a – D(62)

Terms

The Freehold Interest of the property is available For Sale with 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 should you wish to arrange a viewing, please contact the sole selling agents:

Yasmin Lee

Direct Line: 01422 430026
Email: yasmin.lee@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022
Email: piers.fisher@walkersingleton.co.uk

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