

FOR SALE

**5 & 5A RYBURN BUILDINGS
WEST STREET
SOWERBY BRIDGE
HX6 3AH**

- Fully Let Investment Opportunity
- 1,215 Sq Ft (112.87 Sq M)
- Prominent Position In Busy Market Town
- Characterful Stone Built Property



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Price

£190,000 For The Freehold

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	681	63.27
First Floor	534	49.60
Total Approximate NIA	1,215	112.87

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 £4,850.

EPC

5 – B (44)

5a – C (71)

Terms

The Freehold Interest of the property is available For Sale.

VAT

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

Yasmin Lee

Direct Line: 01422 430026

Email: Yasmin.Lee@walkersingleton.co.uk

Johnjoe wright

Direct Line: 01422 430020

Email: Johnjoe.wright@walkersingleton.co.uk

Ref: 36562 Nov-23

Location

Sowerby Bridge is a busy market town located approximately 3 miles west of Halifax town centre. Surrounding occupiers are a combination of leisure, restaurant, retail and residential use with the town being on the Rochdale Canal in the Ryburn Valley being a popular tourist destination. Nearby major Cities include Leeds (18 Miles) & Manchester (25 Miles).

Description

The offering briefly comprises a characterful stone built four storey property used as a café and with a residential apartment set in the heart of Sowerby Bridge, located on the main A58 running from Halifax to Ripponden. The ground and first floor are currently let as a café on a 10 year lease from September 2018 and the residential apartment is let on a fixed term AST.

The property is prominently located with a large frontage facing onto the main A58. The ground floor benefits from being predominantly open plan providing a dining area with wood effect flooring, spotlights, serving area, paint & plaster walls, fire alarm system and to the rear is the kitchen. The first floor provides a further seating area, w/c facilities and ancillary storage. Gas central heating is provided throughout the property.

To the second floor is a one bedroom apartment with self-contained entry, comprising of; entrance hall, open plan living/kitchen area, bedroom and shower room.

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



Property House, Lister Lane, Halifax, HX1 5AS

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