

# Walker Singleton

## FOR SALE

27a & 27b Boothtown Road  
Halifax  
HX3 6EU

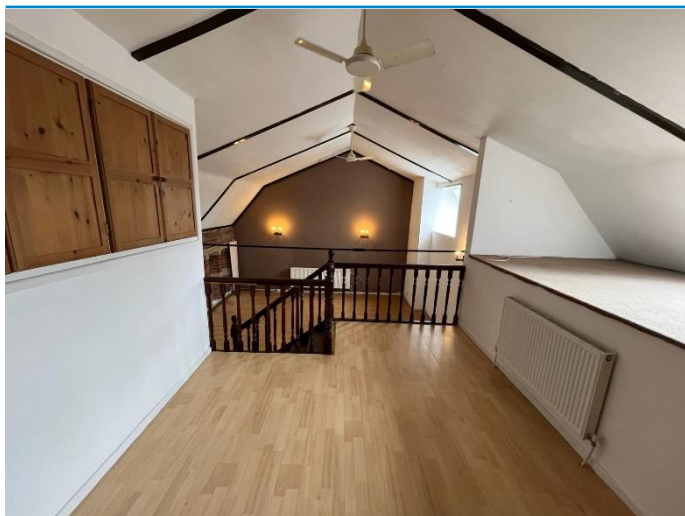
- Fully Let Mixed Use Investment Opportunity
- Annual Income £13,960
- Close To Halifax Town Centre
- Grade II Listed Character Property



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## Location

The property is situated along the A647 Boothtown Road approximately one mile North-West of Halifax Town Centre. The property has excellent main road frontage to the A647 which is one of the main arterial routes out of the Town Centre linking Halifax to Queensbury and Bradford. The Grade II Listed Bankfield Museum and Akroyd Park are located within walking distance and the historic Dean Clough Mills are located a short distance to the South.

## Description

The property briefly comprises a Grade II listed two storey character end of terrace with a ground floor retail unit fronting on to Boothtown Road and a one bedroom flat to the first floor. The property is fully let and is producing a passing rent of £13,960 per annum.

The ground floor retail unit has a prominent frontage onto the busy Boothtown Road and benefits from having a security roller shutter, suspended ceiling with inset lighting, mezzanine storage area and w/c facilities. The flat has a separate entrance to the rear within Bankfield Yard. Access is at ground floor level which provides a good sized entrance hall with stairs leading to the first floor level. The first floor comprises of a kitchen, lounge with open plan stairs leading to the bedroom and a bathroom. The flat benefits from having red brick mullioned windows, wood effect flooring, double glazed windows and gas central heating.

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.

## Price

£165,000 For The Freehold

## Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Retail Shop	455	42.27
Flat	506	47.04
<b>Total approximate NIA</b>	<b>961</b>	<b>89.31</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 27A Boothtown Road - £6,300.

## EPC

27A – B (49)      27B – E (40)

## Terms

The Freehold Interest of the property is available For Sale subject to the existing tenancies.

## 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](mailto:yasmin.lee@walkersingleton.co.uk)

Ref: 45629

Date: Jun-24

# Walker Singleton

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