

# Walker Singleton

## FOR SALE

3-5 Crown Street  
Halifax  
HX1 1TT

- Suitable for a variety of uses (STPP)
- Halifax Town Centre location
- 2,814 Sq Ft (261.42 Sq M)
- Accommodation set out over five floors



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## Location

The property is situated in a prominent position fronting onto Crown Street which forms part of the town centre pedestrianised area. Other nearby occupiers include McDonald's, Holland & Barretts and Betfred.

## Description

The premise briefly comprises a four storey stone built property, providing accommodation over five floors, situated on Crown Street within Halifax Town Centre.

The accommodation offers an open plan retail area to the ground floor and basement which is currently used as a retail space with stone flagged flooring & timber effect panelling on the walls. The first, second and third floors offer ancillary stores, office accommodation and w/c facilities.

The property is well presented throughout and benefits from having a large frontage onto Crown Street with electric security shutters, LED strip lights and LED spotlights.

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

## EPC

Available on request.

## Price

£180,000 For The Freehold

## Accommodation

The total approximate net internal floor areas are:

|                              | Sq Ft        | Sq M          |
|------------------------------|--------------|---------------|
| <b>Total approximate NIA</b> | <b>2,814</b> | <b>261.42</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 £9,700.

## Terms

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

## VAT

The prices quoted are exclusive of VAT which are applicable at the prevailing rate.

## 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: 45658

Date: Jan-24



**Walker Singleton**  
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