

Walker Singleton

FOR SALE

245 King Cross Road
Halifax
West Yorkshire
HX1 3JL

- Two Storey Retail Premises
- 891 Sq Ft (84.62 Sq M)
- Prominent Location
- Private Parking



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Location

The property is situated in a prominent position fronting the busy King Cross Road. King Cross is a busy commercial suburb of Halifax which is located approximately 1 mile from the Town Centre.

Description

The property comprises a two storey retail unit situated on the busy retail area of King Cross on the outskirts of Halifax Town Centre.

The ground floor comprises of an open plan sales area which is accessed directly off King Cross Road with a rear store room to include a kitchenette facility. The first floor level provides ancillary storage facilities throughout with the benefit of w/c facilities.

Externally the property benefits from a rear loading area which can also be used to provide two private car parking spaces.

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 suitability and condition.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £4,300.

Price

Offers invited in excess of £115,000 Exclusive

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Ground Floor	31.23	336.16
First Floor	35.91	386.54
Basement	17.48	188.15
Total approximate NIA	891	82.77

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.

EPC

The property has been assessed with an EPC rating of F (127).

Terms

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

VAT

The price quoted is exclusive of VAT, which is applicable at the prevailing rate.

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Viewing

For further information and viewing arrangements please contact the sole letting agents:

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: 32473 Date: Mar-24



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