

Walker Singleton

FOR SALE

85 Northgate
Halifax
HX1 1YH

- Mixed Use Retail/Office Premises
- 2,526 Sq Ft (234.67 Sq M)
- Nearby Road Side Parking
- Close to Halifax Town Centre



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Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Retail Unit	571	53.05
Ground floor	355	33.01
First Floor	784	72.83
Total Approximate NIA	1,710	158.89
Total approximate GIA	2,525	234.64

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 £13,250.

EPC

The property has been assessed with an EPC rating of D (78).

Terms

The Freehold is available For Sale with full Vacant Possession. Alternatively, the property is available To Let by way of a Full Repairing and Insuring lease of a term to be agreed.

VAT

The prices quoted are exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees in any transaction.

Viewing

For further information or to arrange a viewing, please contact the Sole Agent:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 42714

Date: Mar-24

Location

The property is situated on North Parade & Northgate within Halifax Town Centre occupying a prominent position close to the Broad Street Plaza, Halifax Town Hall & Halifax Bus Station.

Description

The premises briefly comprises a prominent stone built mixed use retail and office premises to the North of Halifax Town Centre, opposite the Broad Street Plaza and near the newly developed Halifax Bus Station.

The property is set over 3 floors and comprises an open plan lower ground floor retail unit with ground and first floor office space. The property benefits from a mix of open plan and private office suites. Internally, the property benefits from carpet floor coverings, paint and plaster walls, suspended ceiling with inset LED lighting, along with kitchenette and WC facilities.

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.

Price

£165,000 Freehold

Walker Singleton

walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS



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