

Walker Singleton

FOR SALE

252 Halifax Road
Ripponden
Sowerby Bridge
HX6 4BG

- DETACHED STONE BUILT PROPERTY
- 232 SQ FT (21.55 SQ M)
- LOCATED IN RIPPONDEN VILLAGE
- RETAIL/OFFICE UNIT



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Location

The property is occupying a prominent position along Halifax Road in Ripponden Village and on the junction of the A58 & A672. Halifax is situated approximately 6 miles to the North East. Convenient access is provided to the M62 Network at Junction 22.

Description

The premise briefly comprises a detached, stone built retail/office unit prominently located in Ripponden Village on the junction of the busy A58 & A672.

The single storey property is well presented throughout and benefits from spot lighting, electric radiators, carpet flooring, WC facilities and a kitchen area.

The property is being offered for sale with full Vacant Possession.

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.

Price

£115,000 For The Freehold

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Total approximate GIA	232	21.55

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 £4,500. The occupier may benefit from 100% Business Rates relief.

EPC

The property is exempt from an EPC requirement.

Terms

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

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

Ref: 46202

Date: Apr-24



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

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