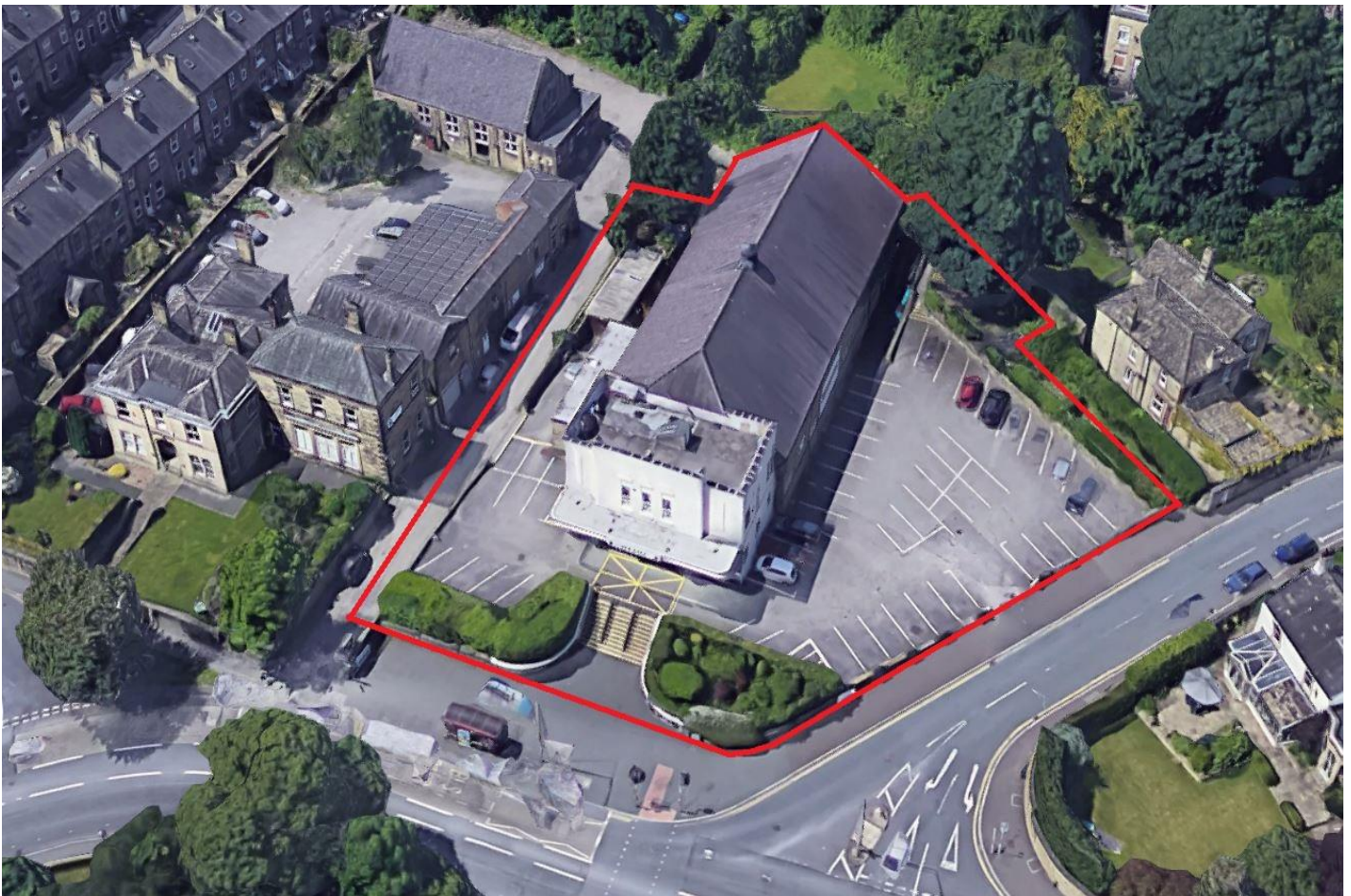


Walker Singleton

FOR SALE

73 Bradford Road
Brighouse
HD6 4AD

- SUBSTANTIAL LEISURE VENUE & PREMISES
- GIA: 10,377 SQ FT (964.04 SQ M)
- PROMINENT TOWN CENTRE LOCATION
- SITE AREA: 0.73 ACRES (0.3 HA)
- SUITABLE FOR REDEVELOPMENT (STPP)



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Location

The property occupies an elevated and imposing position being situated along Bradford Road located just off the central roundabout within Brighouse Town Centre opposite the Tesco Superstore. The property enjoys excellent main road communications with Jcn 25 of the M62 Motorway located within 1 mile. Leeds City Centre is within 13 Miles, Huddersfield approx. 5 Miles and Halifax approx. 4 Miles distant.

Description

The property comprises a substantial dance hall and leisure venue facility providing ground floor accommodation to include reception entrance foyer with ticket booth, office and relevant w/c facilities. The main dance hall benefits from a sprung dance floor with bar and perimeter seating. Additional accommodation includes kitchen and beer cellar stores, customer w/c's at a split level below the stage area together with dressing room facilities above the stage area. There is also a three bedroom apartment above the front section of the property.

Externally there is off-street designated car parking for approx. 50 cars together with outbuilding garage/stores. The site sits on approximately 0.3 Hectares (0.73 Acres), or thereabouts and is considered suitable for redevelopment subject to Planning Permission.

All mains services are connected to the property. Please note that these services have not been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Ground Floor	8,700	808.23
First Floor	1,283	119.19
Basement	394	36.60
Total approximate NIA	10,378	964.12

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 £22,250.

EPC

The property has been assessed with an EPC rating of E (117).

Terms

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

Price

£650,000

VAT

The price 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 if you wish to arrange a viewing, please contact the sole selling agent:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 37034

Date: Apr-24

Walker Singleton

walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS



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