

FOR SALE

**8 CROWN STREET
HALIFAX
HX1 1TW**

- GROUND FLOOR RETAIL INVESTMENT UNIT
- OCCUPIED BY BETFRED
- PROMINENT POSITION IN HALIFAX TOWN CENTRE
- 1,094 SQ FT (101.94 SQ M)



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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 includes McDonald's, H. Samuels, Holland & Barretts and Millets.

Description

The premise briefly comprises of a ground floor retail unit situated in the centre of Halifax Town on Crown Street currently occupied by Betfred.

Having an open plan sales area with serving counter, the property benefits from customer WC facilities, staff room and staff facilities. Located next to Holland and Barrett's and Millets, the property benefits from having a prominent position on Crown St on the pedestrianised area of the town centre.

Betfred have been in occupation for over 15 years and are currently paying £22,000 pa exclusive. The property is held on a long leasehold with approximately 850 years remaining.

Price

£125,000 For the Long Leasehold

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	1,094	101.63
Total Approximate NIA	1,094	101.63

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 £11,000.

EPC

The property has been assessed with an EPC rating of TBC.

Terms

The Long leasehold expiring in approximately 850 years is available For Sale subject to the existing tenancy agreement with a peppercorn rent applicable.

VAT

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

Legal Fees

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

Viewing

For further information or to book a viewing please contact the Sole Selling Agent:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Piers Fisher

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