

FOR SALE/ TO LET

**7/9 CROSSLEY STREET
HALIFAX
WEST YORKSHIRE
HX1 1UG**

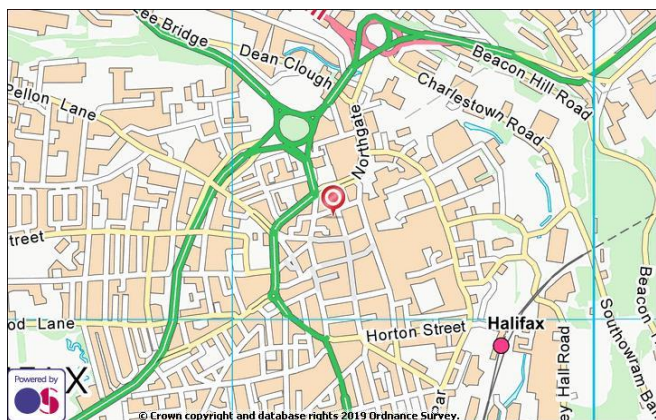
- Prominent town centre ground floor unit
- 146.48 Sq M (1,577 Sq Ft)
- Suitable for a variety of uses (STPP)
- Prime redevelopment opportunity



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Location

The property is situated in Halifax Town Centre on Crossley Street having excellent access to the central amenities. Halifax Town Centre is located approximately 5 miles from Junction 24 of the M62 Motorway with Leeds being approximately 20 miles to the North East and Manchester 33 miles to the South West

Description

The available premises briefly comprise the ground floor corner unit within a Grade II Listed larger multi-storey imposing stone built period character property.

Internally the unit is currently in a shell state of repair allowing the new purchaser/ tenant to fit out the premises to their own design and finish. Windows are substantial period timber framed encasement units affording maximum natural light into the internal space.

In addition to the 1,577 sq ft ground floor accommodation there is a substantial basement included currently accessed via a hatch and ladder.

Price

£120,000 for the Long Leasehold

Rental

£25,000 Per Annum Exclusive

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	1,577	146.5
Total Approximate NIA	1,577	146.5

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 requires re-assessing for Business Rates purposes.

EPC

The property is exempt for requiring an EPC.

Terms

The Long Leasehold is offered For Sale having full Vacant Possession.

The premises are available To Let by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

VAT

Prices quoted are exclusive of VAT (if applicable).

Legal Fees

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

Viewing

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

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 3208

Nov-21



Property House, Lister Lane, Halifax, HX1 5AS

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