

FOR SALE

30 Bull Green
Halifax
HX1 5AB

- Ground Floor Retail Unit with Upper Floors
- 1,311 Sq Ft (121.80 Sq M)
- Suitable for Variety of Uses (STPP)
- Prominent Main Road Position



FOR SALE

30 Bull Green
Halifax
HX1 5AB

- Ground Floor Retail Unit with Upper Floors
- 1,311 Sq Ft (121.80 Sq M)
- Suitable for Variety of Uses (STPP)
- Prominent Main Road Position



Location

The premises are situated to the North of Halifax Town Centre, just off the Bull Green Roundabout. A public pay and display car park along with additional on street parking can be found within close proximity.

Description

The property briefly comprises a stone built period mid terrace building located in a prominent position on Bull Green one of the arterial routes running into Halifax Town Centre.

The ground floor and basement are currently subject to a 5 year lease at £6,720 per annum as of September 2019.

The upper floors are accessed via a separate entrance and would suit a variety of uses subject to development and planning approval from the local authority.

Services connected to the property include electric, water and drainage. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Price

The Freehold is Offered for Sale at £150,000

Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Retail Sales Area	440	40.87
First Floor	321	29.80
Second Floor	323	29.97
Third Floor	227	21.12
Total Approximate NIA	1,311	121.76

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.

Terms

The Freehold is offered For Sale subject to a lease on the ground floor and basement.

Rateable Value

The property has been assessed for Uniform Business Rates with a Rateable Value of £8,600. The unit may qualify for 100% rates relief provided this is the sole place of business for the occupier.

EPC

The premises Energy Performance Certificate is available on request.

VAT

The price is quoted exclusive of VAT (if applicable).

Legal Fees

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

Viewing

For more information or to book a viewing please contact the sole selling agent:

Michelle Dobson

Direct Line: 01422 430026

Email: Michelle.Dobson@walkersingleton.co.uk

Ref: 25236
Sep-21



Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.