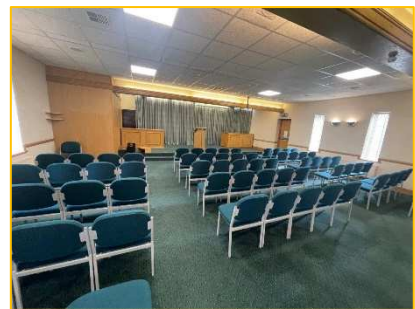


**Meeting Hall**  
**Boyne Street**  
**Halifax**  
**HX1 5HL**

**Price**  
**£195,000**



## **FORMER MEETING HALL**

**344.48m<sup>2</sup> (3,708ft<sup>2</sup>)**

- Positioned on the edge of Halifax town centre
- Suitable for owner occupation or conversion, subject to planning

## DESCRIPTION

The property comprises premises which were constructed as a place of worship. It provides accommodation over 2 principal levels, with the upper level having direct access off Boyne Street and providing a well-maintained congregation hall with meeting rooms and toilet facilities.

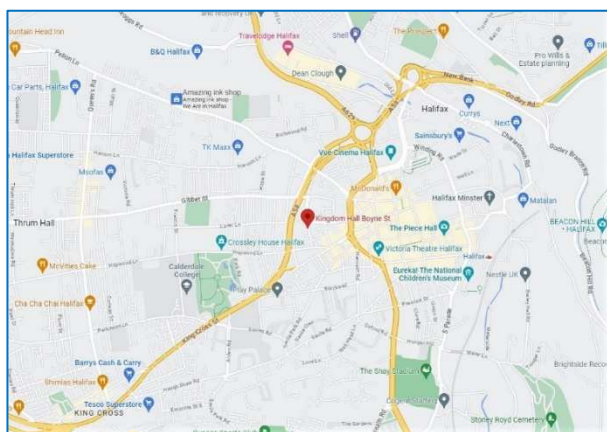
The property is constructed of brick, part cement rendered, under a concrete tile covered roof which is of timber frame design and construction.

There is storage and office accommodation to the lower floor which has a separate entrance via a secure compound to the rear.

## LOCATION

Halifax is a large town within the Calderdale Local Authority having a population of 87,000 and Calderdale having a total population of 190,000. Halifax has good communication links with the M62 motorway at Ainley Top, which is approximately three miles to the south.

The property is positioned along Boyne Street which is to the edge of Halifax town centre between King Cross Street and Lister Lane. It is a short distance from the A48 Burdock Way in a mixed commercial and residential area.



## ACCOMMODATION

■ GROUND FLOOR	201.88m <sup>2</sup> (2,173ft <sup>2</sup> )
Including: Entrance Hall Open plan Hall Office WC facilities	
■ LOWER GROUND FLOOR	142.60m <sup>2</sup> (1,535ft <sup>2</sup> )
Including: Stores	
<b>Total</b>	<b>344.48m<sup>2</sup> (3,708ft<sup>2</sup>)</b>

## ASKING PRICE

£195,000

## TENURE

Freehold

## VIEWING

Contact the sole agents

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[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

George Aspinall  
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## VAT

VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

## EPC ASSET RATING N/A



# bramleys.com/commercial

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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