

**18 Albert Street
Hebden Bridge
Halifax
HX7 8AH**

**Asking Price:
£310,000**



3 STOREY ATTRACTIVE COMMERCIAL BUILDING 139.53m² (1,502ft²)

- Available with vacant possession or subject to a lease-back to the Vendor on terms to be agreed
- Well positioned in the centre of Hebden Bridge which generates good trade from local residents and tourists
- On-street car parking to the front and nearby
- Suitable for residential conversion, subject to planning

DESCRIPTION

The property comprises an attractive inner terrace commercial building with accommodation extending across 3 principal levels plus basement. It is constructed under a pitched slate covered roof and is currently occupied by the Vendor as a beauty salon with treatment rooms.

The property is available with vacant possession and extends to approximately 139.53m² (1,502ft²).

The majority of the property is occupied by the Vendor's own business who would consider taking a lease back on the building, subject to the purchaser's requirements. The Vendor currently sublets parts of the property which could also continue, subject to the purchaser's requirements.

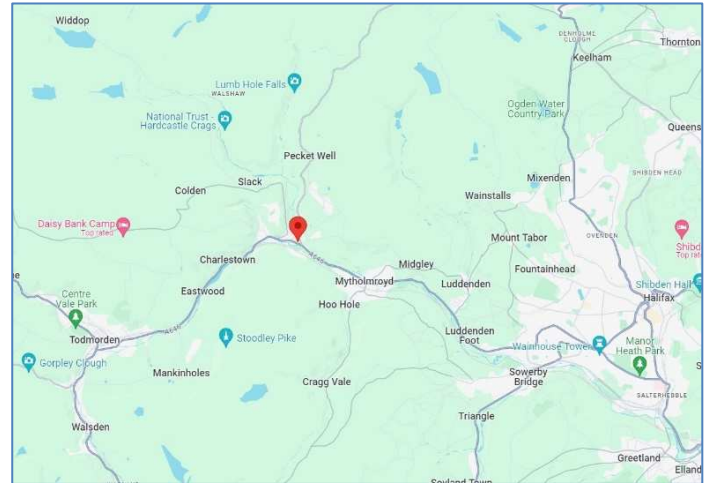
Alternatively, the property lends itself to a wide range of potential uses, including continued commercial use or conversion into residential, subject to planning. It is well positioned in the centre of Hebden Bridge with the benefit of on-street car parking to the front and on nearby streets.

The building is in good condition and has been well maintained and offers an excellent opportunity to acquire freehold commercial premises which are adaptable for various uses within Hebden Bridge town centre.

LOCATION

Hebden Bridge is a market town in the Calderdale district of West Yorkshire approximately 8 miles to the west of Halifax and positioned along the River Calder and the Rochdale Canal. It is a sought after residential location with the town centre benefiting from good trade from the local residential community.

Hebden Bridge is also an attractive tourist destination near to open countryside and being on a train route connecting the area with Halifax, Brighouse and Leeds.



ACCOMMODATION

Lower Ground Floor Basement	15.14m ² (163ft ²)
Ground Floor With Entrance Hall, Reception Office, Treatment Room, Hallway & Kitchen	42.90m ² (462ft ²)
First Floor 3 Treatment Rooms & Landing	36.91m ² (397ft ²)
Second Floor 2 Treatment Rooms & Landing	44.59m ² (480ft ²)
TOTAL	139.53m² (1,502ft²)

OUTSIDE

On-street car parking is available to the front and on nearby streets.

ASKING PRICE

£310,000

TENURE

Freehold

RATEABLE VALUE

£6,200.

VIEWING

Contact the agents

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

VAT

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

EPC ASSET RATING:

tbc

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

14 St Georges Square

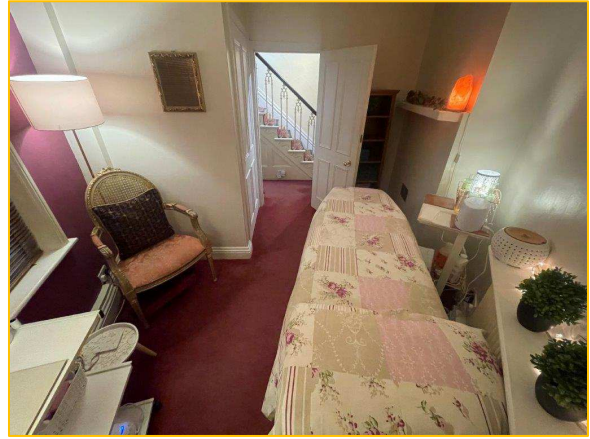
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