

# bramleys

COMMERCIAL

# For Sale

**224-226 Halifax Road  
Ripponden  
HX6 4BG**

**Price:  
Offers over  
£285,000**



## **2 FREEHOLD GROUND FLOOR RETAIL UNITS ERV - £20,000 Per Annum**

- Suitable for owner occupation or investment
- Positioned in a prominent main road location in a sought-after village centre
- Free public car park adjoins the rear of the property
- Previously occupied as a beauty salon and dog grooming salon
- Would be suitable for a variety of commercial uses
- Includes freehold ownership of the detached block

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## DESCRIPTION

The property comprises 2 retail units occupying the ground floor of this detached brick built two storey property positioned in the centre of Ripponden.

The retail units are available with vacant possession and would suit a variety of retail/commercial uses, subject to the purchaser's requirements.

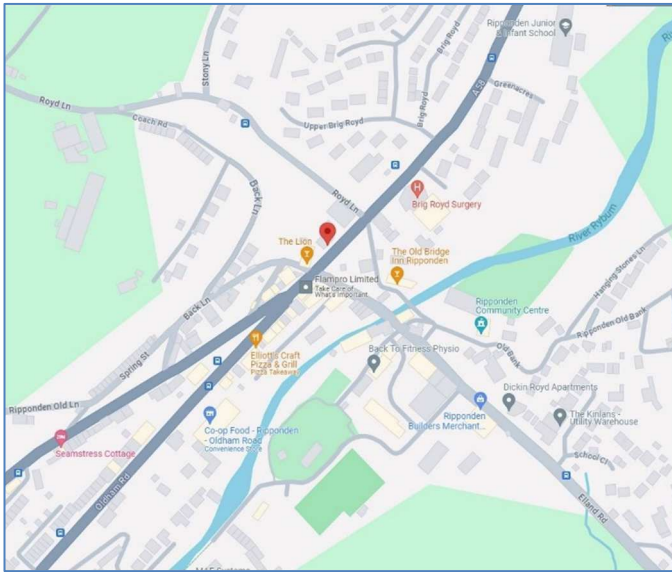
The property benefits from good display frontage onto a busy main road, a good amount of passing vehicular traffic, a very useful free public car park to the rear, and is close to a large residential community providing custom to a village centre.

The property would suit an owner occupier or an investor looking to generate an income from 2 tenants in an area which attracts good occupier demand.

## LOCATION

Ripponden is a desirable village approximately six miles to the west of Halifax town centre within the Ryburn Valley with a local centre comprising a range of local amenities. The area benefits from good connectivity with the M62 motorway approximately three miles away.

The property is positioned fronting the main Halifax Road adjacent to the Lion Inn & Guest House benefitting from a prominent position with a high volume of passing vehicular traffic, being the main route to Oldham, Rochdale and the M62.



## ACCOMMODATION

■ 224 Halifax Road	31.90m <sup>2</sup> (343ft <sup>2</sup> )
Including: Sales Reception Room 2 Treatment or Office Rooms Kitchen WC facilities	
■ 226 Halifax Road	34.00m <sup>2</sup> (366ft <sup>2</sup> )
Including: Sales Reception Room Treatment or Office Room Store & Kitchen Facilities WC Facilities	
<b>Total</b>	<b>65.948m<sup>2</sup> (709ft<sup>2</sup>)</b>

## ASKING PRICE

Offers over £285,000

## TENURE

Freehold – The sale includes the Freehold ownership of the entire block with long leasehold interests in the first floor being in third party ownership.

## RATEABLE VALUE

No. 224 – Shop & Premises £3,300  
No. 226 – Shop & Premises £4,150

Please make your own enquiries to confirm that “qualifying business properties with Rateable Values up to £12,000 will qualify for 100% Relief”.

## VIEWING

Contact the sole agents

Jonathan J Wilson BSc(Hons) MRICS  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

George Aspinall  
[George.Aspinall@bramleys1.co.uk](mailto:George.Aspinall@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**

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### 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

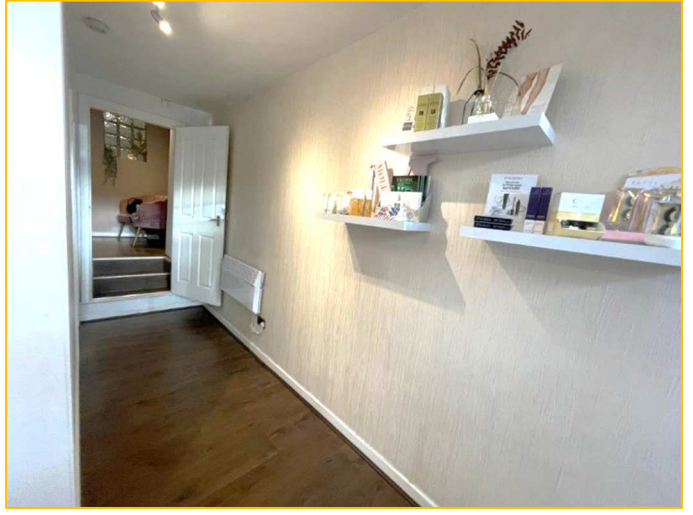
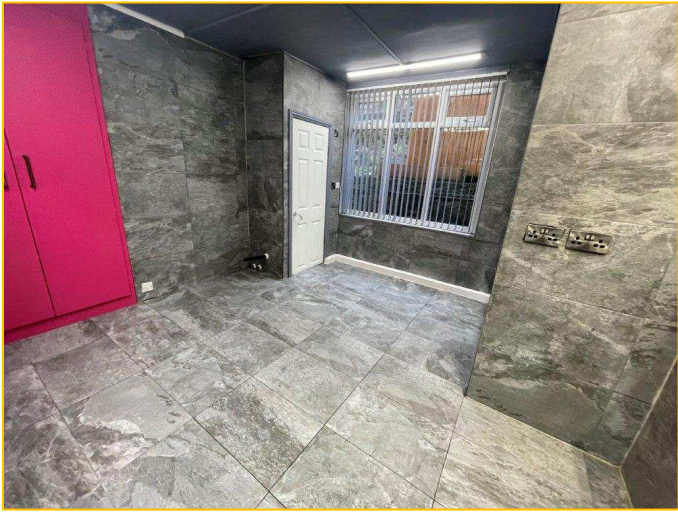
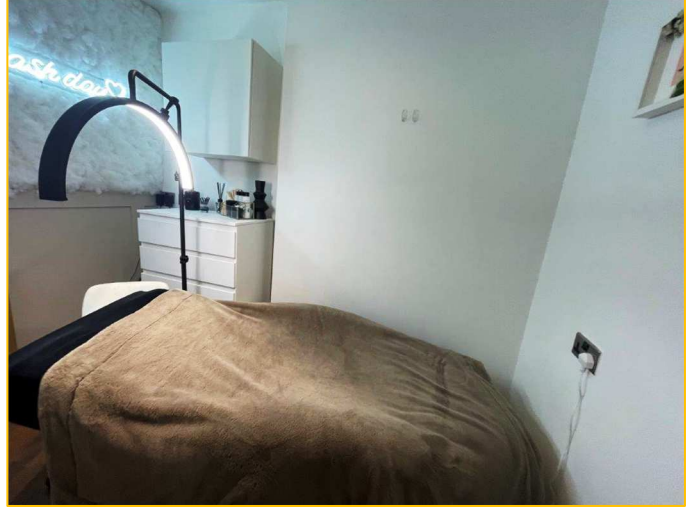
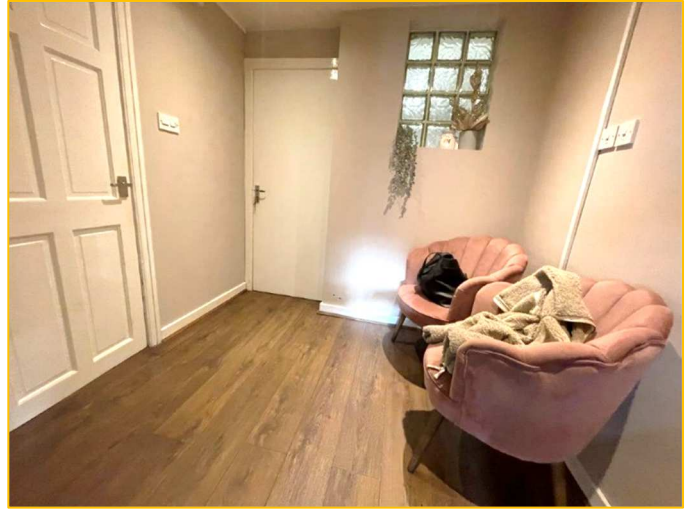
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