

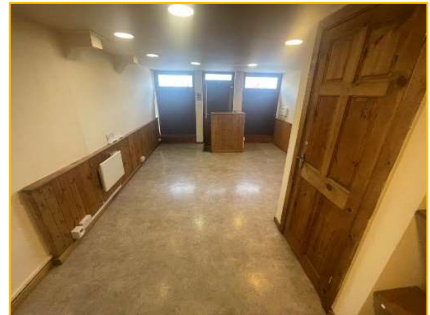
bramleys

COMMERCIAL

For Sale

25 Towngate
Northowram
Halifax
HX3 7DX

Asking
Price:
£90,000



GROUND FLOOR RETAIL UNIT

42.04m² (453ft²)

- Village centre location
- Suitable for a range of retail and commercial uses, subject to planning

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DESCRIPTION

The property occupies the ground floor of this two storey inner terrace stone built property and is held under a leasehold title with the first floor living accommodation owned under a third party title.

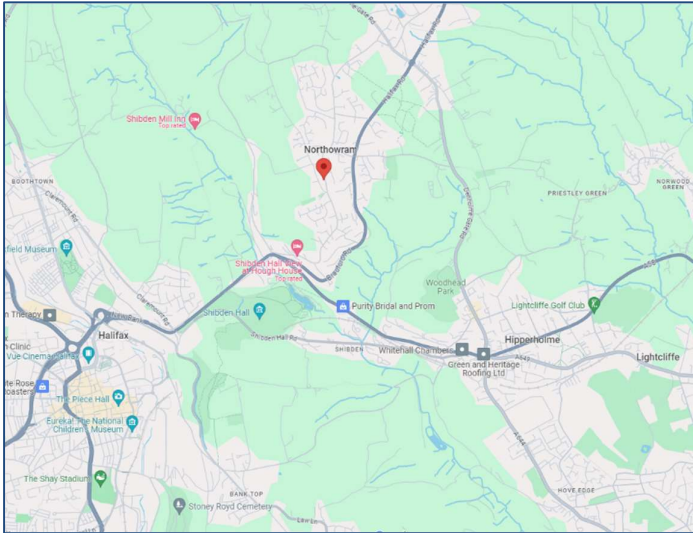
The retail premises have most recently been occupied as a dog grooming parlour, and would be suitable for a range of retail and commercial uses, subject to planning.

The unit has good display frontage and is positioned in a village centre location with on-street car parking nearby and opposite the Shoulder of Mutton public house.

LOCATION

Northowram is a popular residential village approximately 3 miles to the east of Halifax town centre.

It is rare that commercial premises in locations of this nature come to the market for sale, and the availability of the property presents an excellent opportunity for investors and owner occupiers alike.



ACCOMMODATION

GROUND FLOOR

42.04m² (453ft²)

Including:
Sales Area
2 Treatment Rooms/
Offices

WC with low flush wc and wash hand basin.

OUTSIDE

The property benefits from on-street car parking in close proximity.

ASKING PRICE

£90,000

TENURE

Leasehold for a term of 125 years from 14 November 2000.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£4,350

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2024/25). It is recommended that the ingoing purchaser confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the Agents.

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VAT

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

EPC: 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

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