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Tel: 01274 731217
Email: sales@sharpesauctions.co.uk

20 Law Lane
Halifax, HX3 9QU

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 5th NOVEMBER AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. *** GUIDE PRICE £150,000 - £250,000. *** A fantastic opportunity to acquire a freehold sales unit with a self-contained two bedroom home above. Based in a prominent location in the high street of Southowram with an abundance of passing vehicles and footfall. The ground floor comprises of the business premises with approx. 600 sqft of internal area. Outside there is access to the self contained accommodation above.

EPC- D
Tenure- Freehold
Class Use - E

- **FOR SALE BY SHARPES, TRADITIONAL AUCTION - 5TH NOVEMBER 2026**
- **PRIME PROMINENT RETAIL LOCATION**
- **EPC-D, TENURE- FREEHOLD, CLASS E USAGE**
- **RETAIL PREMISES WITH A SEPERATE TWO BEDROOM HOME ABOVE.**
- **DOUBLE GLAZING AND CENTRAL HEATING**
- **CALL TO BOOK A VIEWING**

Auction Guide Price - £150,000

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Description
Nestled in the vibrant area of Southowram, Halifax, this semi-detached property presents a remarkable opportunity for both residential and commercial interests. The property boasts a self-contained two-bedroom home situated above a well-appointed business premises, making it ideal for those seeking to combine living and working spaces.

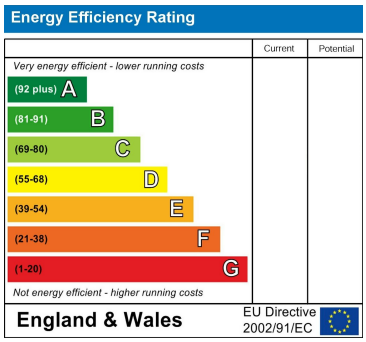
The ground floor features approximately 600 square feet of internal area dedicated to the business, providing ample room for various commercial ventures. Its prominent location on Law Lane ensures a steady flow of passing vehicles and foot traffic, enhancing visibility and accessibility for any business operation.

The upper level comprises two comfortable bedrooms, perfect for relaxation after a busy day. The layout is designed to offer both privacy and convenience, making it an excellent choice for families or individuals looking for a home with added commercial potential.

With its freehold status, this property not only offers a unique living arrangement but also the chance to invest in a thriving community. Whether you are an entrepreneur looking to establish a business or a homeowner seeking a versatile living space, this property is a rare find in the heart of Southowram. Do not miss the chance to explore the possibilities that this exceptional property has to offer.

Solicitors
EliteSolicitors
Ref:- Fiona Taylor

Brochure Prepared
06-10-2026



Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.