Walker Singleton

Commercial Property Consultants

FOR SALE

27, 27A & 27B
HALIFAX ROAD
HIPPERHOLME
HALIFAX
HX3 8HQ

- INCOME PRODUCING GROUND FLOOR RETAIL UNIT WITH TWO SELF-CONTAINED RESIDENTIAL PROPERTIES

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01422 430000

location

The property is situated occupying an extremely prominent position fronting the main A58 Halifax Road with return frontage to Kirk Lane at Hipperholme close to the crossroads. Halifax Town Centre is located approximately 1.5 miles to the West.

Surrounding occupiers include the Camping & Outdoor Centre opposite with mixed retail and residential uses within the immediate vicinity. Hipperholme itself is a small district centre providing a range of amenity, retail and occasional uses.

description

The property briefly comprises a substantial stone built corner retail unit with first floor apartment and adjoining ancillary dwelling.

The ground floor retail unit benefits from split level sales with carpeting, fluorescent strip lighting, single glazed timber shop front and entrance door, ancillary kitchen having steel sink and drainer with hot water heater, separate w/c and dressing rooms.

27 Halifax Road is a well appointed one bedroomed apartment comprising lounge, bedroom, kitchen with contemporary base and wall units and bathroom with 3 piece suite and shower over the bath.

27B Halifax Road comprises the adjoining residential property situated over three floor levels providing ground floor lobby entrance and keep cellar with fully fitted breakfast kitchen, separate lounge and w/c at first floor level together with two double bedrooms and bathroom with four piece suite at second floor/attic level.

The residential properties benefit from majority UPVC double glazing throughout.

services

We understand that all mains services are connected to the property. The ground floor Retail Unit has electric storage heaters and there is the benefit of an intruder alarm system. Heating to 27 Halifax Road is provided by electric storage heaters. 27A Halifax Road has a gas fired central heating system and there is also the benefit of both intruder and smoke alarm systems fitted.

None of these services have been tested on site and therefore interested parties are advised to satisfy themselves as to their condition and suitability.

outgoings

The property has the following entries under the 2005 Rating and Council Tax lists:-

Retail Unit:

Rateable Value - £2,900.

The current Rate payable in the pound applicable to this assessment for the year 2008/09 is 45.8 pence.

27A Halifax Road - Council Tax Band	A
27B Halifax Road - Council Tax Band	A

tenure

The Freehold Interest in the property is offered For Sale subject to the existing tenancy on the ground floor retail unit which is currently Let by way of a 6 year Internal Repairing and Insuring Lease with effect from 6th September 2005 at a passing rental of £10,400 per annum exclusive with a fixed increase on the 6th September 2008 to £11,440 per annum.

guide price

£350,000.

vat

The price quoted is exclusive of any VAT the vendor may choose or have a duty to impose.

legal costs

Each Party will be responsible for their own legal costs incurred in the event of a sale transaction.

viewing

For further information and viewing arrangements please contact:-

Ryan Barker
Direct Line: (01422) 430026
e-mail: ryan.barker@walkersingleton.co.uk

or

Oliver Benson
Direct Line: (01422) 430028
e-mail: oliver.benson@walkersingleton.co.uk

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Lister Lane, Halifax, HX1 5AS