

Walker Singleton

FOR SALE

24 Clare Road
Halifax
HX1 2HX

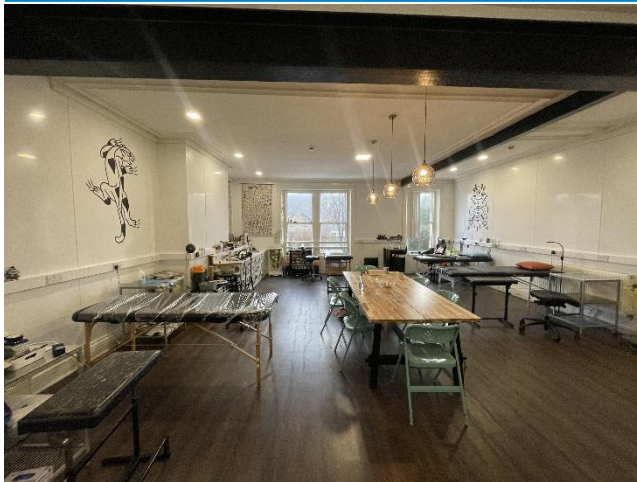
- Suitable For A Variety Of Uses (STPP)
- Character Building
- 3,968 Sq Ft (368.67 Sq M)
- Town Centre Location



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Location

The property is situated along Clare Road which is one of the long established Professional streets within Halifax Town Centre on the periphery of the shopping district and within walking distance of The Piece Hall, Halifax train Station and Halifax Bus Station.

Description

The property is a large and characterful period building situated prominently in a parade of similar properties on Clare Road, a mixed commercial and residential street in the centre of Halifax. Originally built as a Victorian town house it has recently been used as a tattoo studio and is ideally suited for either commercial or residential use (the latter subject to planning).

The building, made of local ashlar stone, has a pleasant open aspect to the front over gardens opposite and has been well maintained. Internally, a vestibule opens to a generous hall with original elegant wrought iron staircase which leads to the spacious reception/office and a further large, light and airy front treatment room/office. The rear extension houses a further treatment room, w/c facilities, a kitchen and a storage area. The first floor provides a large open plan room benefiting from good natural lighting, and ornate coving. Further office and staff room facilities are provided on the second floor to include a shower room. In addition at lower ground floor level there is a well presented treatment/meeting room with good natural light from the front plus further storage. A rear yard provides parking space for two cars in tandem.

We believe all mains services are connected to the property. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Price

£275,000 For The Freehold Interest

Accommodation

The total approximate gross internal floor areas are:

| | Sq Ft | Sq M |
|------------------------------|--------------|---------------|
| Ground Floor | 1,654 | 153.71 |
| First Floor | 1,170 | 108.69 |
| Second Floor | 624 | 57.94 |
| Basement | 520 | 48.29 |
| Total approximate GIA | 3,968 | 368.63 |

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £20,250.

EPC

The property has been assessed with an EPC rating of C (75).

Terms

The Freehold Interest of the property is available For Sale with Full Vacant Possession.

VAT

The prices quoted are exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in any selling transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole selling agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 33219 Date: Dec-24



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