

# FOR SALE

**9 ST JAMES ROAD**  
**Halifax, HX1 1YP**



## **FREEHOLD OFFICE BUILDING**

**137.54m<sup>2</sup> (1,480ft<sup>2</sup>)**

- Situated on the edge of Halifax Town Centre within walking distance of all local amenities and in close proximity to the Broad Street Plaza development
- Freehold

**T. 01484 530361**  
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# 9 ST JAMES ROAD, HALIFAX, HX1 1YP

## FREEHOLD OFFICE BUILDING

The property comprises of a stone built inner terrace commercial building situated on the edge of Halifax Town Centre opposite the Job Centre and in walking distance of the Bradstreet Plaza development. This is a mixed residential and commercial area of the town which has good access to the A58 and A629 which are two main arterial routes serving Halifax Town Centre. Access to the M62 Motorway Network is available at Ainley Top towards Huddersfield, approximately four miles to the south east of the property.

Accommodation is provided over four floors extending to 137.54m<sup>2</sup> (1,480ft<sup>2</sup>) with the building benefiting from PVCu double glazed windows, gas fired central heating and previously being occupied as a solicitors practice.

The property would suit the continuation of use as offices or alternative commercial uses in addition to conversion into residential use subject to obtaining relevant planning consents.

### ACCOMMODATION

■ BASEMENT Range of store rooms	36.79m <sup>2</sup> (396ft <sup>2</sup> )
■ GROUND FLOOR Including kitchen Two offices Entrance lobby	34.04m <sup>2</sup> (366ft <sup>2</sup> )
■ FIRST FLOOR Two offices Ladies & Gents toilet facilities	27.11m <sup>2</sup> (292ft <sup>2</sup> )
■ SECOND FLOOR Two offices	39.06m <sup>2</sup> (426ft <sup>2</sup> )

### OUTSIDE

The property includes a small forecourt to the front and a small yard to the rear of the property accessed via a shared lane

### ASKING PRICE

£150,000

### TENURE

Freehold

### RATEABLE VALUE

£7,700

### PLANNING

Premises has most recently been used as an office under Use Class A2 of the Town & Country Planning Act 1987. Occupiers are to make their own investigations with regards to the suitability of the property for their own use with the local planning authority.

### UNIFORM BUSINESS RATE

46.6p for Small Businesses or 47.9p

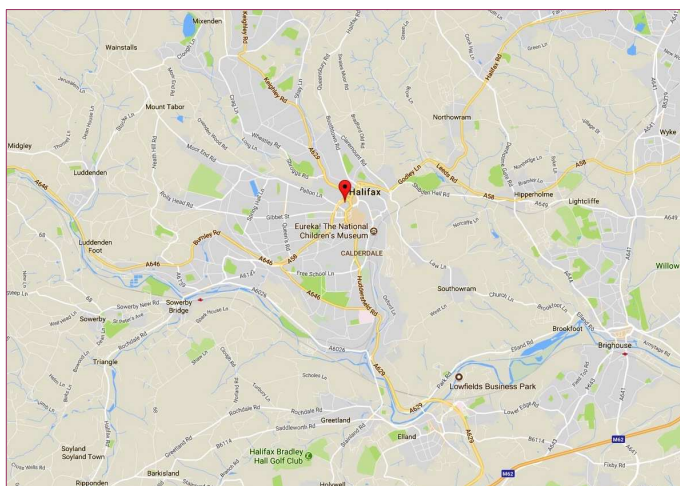
### VIEWING

Contact the agents

### VAT

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

**EPC ASSET RATING:** To be assessed



### 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

## CONTACT

### BRAMLEYS

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