

FOR SALE

2 – 4 RAMSDEN STREET
Halifax HX3 5JE



WORKSHOP AND OFFICE PREMISES

212.65m² (2,289ft²)

- Freehold building positioned within 2 miles to the north of Halifax town centre
- Suitable for a variety of trade companies providing workshop accommodation with modern specification offices
- Suitable for conversion into residential. Previous permission was granted in 2003 under planning application 03/00651/CON for conversion into 2 dwellings, now expired.

T. **01484 530361**
www.bramleys.com

2-4 RAMSDEN STREET, HALIFAX

WORKSHOP AND OFFICE PREMISES

The property comprises a two storey building of traditional design and construction with external elevations of stone and brick, being constructed under a flat roof covered in felt.

The property provides ground floor workshop and stores with 2 roller shutter doors and provides accommodation which extends to 1,185ft².

The first floor provides predominantly open plan office accommodation finished to a modern specification and having good natural light with gas fired central heating and PVCu double glazed windows extending to 1,104ft².

The building benefits from having on-street car parking to the front and is positioned approximately 2 miles to the north of Halifax town centre. This is an accessible position for the town centre and areas surrounding the town and provides good access to the A629 Keighley Road leading towards Bradford, and the A58 which leads towards Hipperholme and connects Halifax with the M62 motorway network at Junction 26.

The property would suit a variety of light industrial business uses or contractors for storage with good office content, or alternatively could be converted for residential purposes, subject to obtaining the relevant planning consents. Previous permission was granted in 2003 under planning application 03/0061/CON for conversion into two dwellings, now expired.

ACCOMMODATION

■ GROUND FLOOR	
Garage Store 1	63.96m ² (689ft ²)
Garage Store 2	46.11m ² (496ft ²)
■ FIRST FLOOR	
Open plan office space	102.6m ² (1,104ft ²)

Plus WC facilities

OUTSIDE

The property benefits from on-street car parking to the front of the building.

ASKING PRICE

£165,000

TENURE

Freehold

RATEABLE VALUE & UNIFORM BUSINESS RATE

£11,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 47.9p/46.6p (2017/18). It is recommended that the ingoing tenant 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

SERVICES

The property benefits from gas, water and mains electricity supply

VIEWING

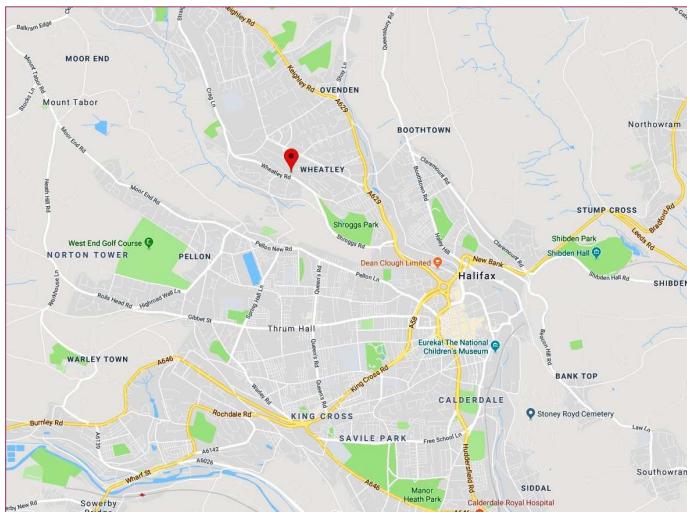
Contact the agents

VAT

No VAT is chargeable on the sale of the property.

EPC ASSET RATING

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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

14 ST GEORGES SQUARE, HUDDERSFIELD
HD1 1JF

T. 01484 558231 f: 01484 432318

E. jonathan.wilson@bramleys1.co.uk

E. jonathan.uttley@bramleys1.co.uk

www.bramleys.com