

■ INVESTMENT ■ OFFICE ■ RETAIL ■ INDUSTRIAL ■ LAND

FOR SALE

22 WHARF STREET

Sowerby Bridge, Halifax HX6 2AE



TOWN CENTRE COMMERCIAL BUILDING

140.96m² (1,517ft²)

- Situated in the heart of the main retailing area of Sowerby Bridge with on-street car parking nearby and in close proximity to the Lidl supermarket
- Suitable for owner-occupation or investment purposes for retail, office or mixed use

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www.bramleys.com



22 WHARF STREET, SOWERBY BRIDGE

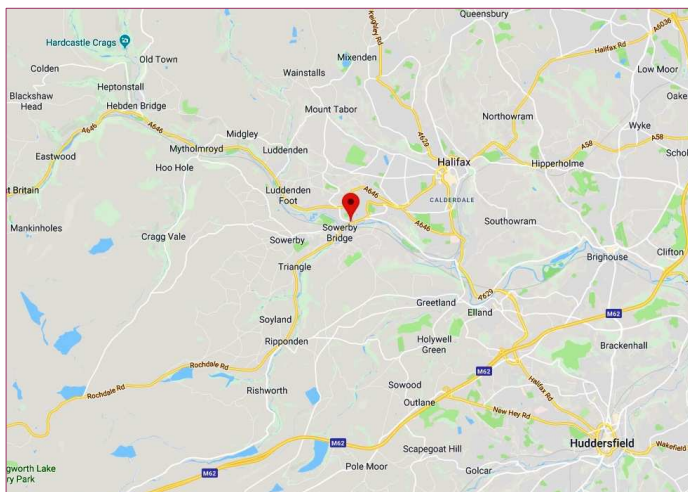
TOWN CENTRE COMMERCIAL BUILDING

The property comprises a 4 storey stone built retail unit positioned within the centre of Sowerby Bridge close to the intersection of Wharf Street and Tuel Lane. This is the main retailing position within the town, with the property having accommodation over 4 levels extending to 140.95m² (1,517ft²).

The premises are most recently being used for office purposes and would suit the continuation of this use, or alternatively conversion into retail use, hot food use or mixed commercial and residential use, subject to obtaining the relevant planning consents or permitted development rights.

The property is available on a freehold basis having all mains services, including electricity, gas, water and drainage.

Sowerby Bridge is a busy market town positioned approximately 3 miles to the west of Halifax town centre and 8 miles to the northwest of Huddersfield town centre. Access to Junction 24 of the M62 motorway network is available within approximately 4 miles to the southeast.



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

ACCOMMODATION

■ BASEMENT	
Storage areas	36.82m ² (396ft ²)
■ GROUND FLOOR	
Sales area/Reception	34.18m ² (368ft ²)
With rear Kitchen and Staff area	
■ FIRST FLOOR	
2 Offices and Bathroom	35.47m ² (382ft ²)
■ SECOND FLOOR	
Office and Store	34.48m ² (371ft ²)

NET INTERNAL FLOOR AREA 140.95m² (1,517ft²)

OUTSIDE

The property has a flagged courtyard to the rear accessed via Old Cawsey and Back Wharf Street. This has the prospect of being converted into a car parking area.

PRICE

£100,000

TENURE

Freehold. Sold with vacant possession.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£3,400

This will be charged back by the local Rating Office at the Uniform Business Rate of 48p (2018/19). 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

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

tbc

CONTACT

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