

FOR SALE (May Let)

**West Vale Civic Hall
Rochdale Road
West Vale
Halifax
HX4 8AH**

- **Grade II Listed Former Civic Hall**
- **GIA: 667.14 Sq M (7,181 Sq Ft)**
- **Planning Permission for D2 Function Suite and A4 Public Bar**



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Price

£300,000

Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Ground Floor	2,672	248.25
First Floor	2,743	254.79
Lower Ground Floor	1,766	164.10
Total Approximate GIA	7,181	667.14

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.

Location

The property is situated in the Local Centre of West Vale fronting directly onto Rochdale Road (B6113) with a secondary frontage to Calder Street. Rochdale Road connects immediately with Stainland Road which is the principal road through West Vale. Halifax Town Centre is approximately 3 Miles distant.

West Vale is a busy hub with a popular and bustling restaurant and leisure scene with surrounding occupiers which include both Tesco Express and Co-op Convenience stores, Catch Seafood Restaurant, Cafe Thai Restaurant together with and several other bars and restaurants.

Description

The property comprises an original stone built Grade II Listed former Civic Hall which offers excellent re-development potential into leisure use with accommodation provided over two principal upper floor levels plus additional newly converted lower ground floor offices having direct access onto Calder Street at ground level.

The property currently benefits from Planning Consent for a public bar and function suite providing a large open plan hall and separate subdivided space having potential for multiple uses.

We understand that 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.

Rateable Value

The property has been assessed for Uniform Business Rates purposes with a Rateable Value of £26,000.

EPC

The property has been assessed as having an Energy Performance Certificate of G (175).

Tenure

The Freehold interest in the property is being offered For Sale with full vacant possession throughout. Alternatively, the owner may consider a Lease with further details available on application.

VAT

The price/rent quoted are exclusive of VAT (if applicable).

Legal Fees

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

Viewing

For more information or to book a viewing please contact the sole selling agent:

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Ref: 21495/Oct-18



Property House, Lister Lane, Halifax, HX1 5AS

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