

# FOR SALE BY AUCTION

**7-11 New Road  
Halifax  
HX1 2LH**

- Town centre retail/residential property
- 337.14 m<sup>2</sup> (3,629 ft<sup>2</sup>)
- Ideal renovation project
- Development opportunity subject to planning permission



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## Location

The property is situated on New Road close to the junction with Union Street in Halifax town centre and is within walking distance of all local amenities.

Halifax is a busy market town being the principal town within the district council borough of Calderdale. Halifax is situated along the M62 corridor approximately 15 miles west of Leeds and 25 miles north east of Manchester

## Description

The property is a two storey with attic and basement stone built mixed retail and residential property under a dual pitched stone slate roof.

The property benefits from suspended timber upper floors and a stone flag solid basement floor. Internally the property is partitioned to form a retail unit at ground floor level with residential accommodation at first floor and attic levels.

There is a fantastic opportunity to renovate the property into flats subject to the relevant planning permission.

## Services

For further information please refer to the legal pack.

## Council Tax

The property is assessed for Council Tax purposes within Band A.

## Planning

For all planning enquiries please contact Calderdale council planning services on: 01422 392237

## Accommodation

The Total Approximate Internal Floor Area:		
	Ft <sup>2</sup>	M <sup>2</sup>
Ground Floor	921	85.52
First Floor	887	82.43
Attic	900	83.57
Basement	921	85.52
<b>Total Approximate GIA</b>	<b>3,629</b>	<b>337.04</b>
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.		

## Tenure

Freehold with vacant possession.

## Solicitors

Downs Solicitors and Notaries  
Godalming Office  
The Tanners  
75 Meadrow  
Godalming  
Surrey  
GU7 3HS

Contact: Martyn Davies  
Tel: 01483 411500  
Email: m.davies@downslaw.co.uk

## Viewing

For viewing arrangements please contact the agent:

### Ross Thornton

Direct Line: 01484 477600  
Email: ross.thornton@walkersingleton.co.uk



Oak House, New North Road, Huddersfield, HD1 5LG

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## Guide Price

**£70,000 - £80,000**

## Auction Venue

The Cedar Court Hotel, Ainley Top, Huddersfield HD3 3RH

Date: 24<sup>th</sup> of October 2019, 7pm start

### IMPORTANT NOTICE TO BIDDERS

If you intend to bid at the auction you **MUST** provide two forms of identification. Passport or Drivers Licence **AND** proof of current address. A bidder number will not be provided without satisfactory forms of I.D. Ref: 38092/Jan 2019



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