

# FOR SALE/TO LET

**5A Clare Road  
Halifax  
HX1 2HX**

- Character Building
- NIA: 2,548 Sq Ft (236.74 Sq M)
- Private Car Parking
- Town Centre Location
- **C3 Planning Obtained**



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## Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Ground Floor	1,014	94.20
First Floor	990	91.97
Basement	544	50.57
<b>Total Approximate NIA</b>	<b>2,548</b>	<b>236.74</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.

## Rateable Value

The property has been assessed for Uniform Business Rates purposes with a Rateable Value of £16,500.

## EPC

The property has been assessed as having an Energy Performance Certificate of F (143).

## Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years to be agreed. Alternatively the Freehold Interest is available For Sale with full vacant possession throughout.

## VAT

The rental/price quoted is exclusive of VAT (if applicable).

## Legal Fees

Each party to be responsible for their own legal fees incurred in any letting/selling transaction.

## Viewing

For more information or if you wish to arrange a viewing please contact the sole agents:

### Ryan Barker

Direct Line: 01422 430024

Email: [Ryan.Barker@walkersingleton.co.uk](mailto:Ryan.Barker@walkersingleton.co.uk)

### Jack Spencer

Direct Line: 01422 430013

Email: [Jack.Spencer@walkersingleton.co.uk](mailto:Jack.Spencer@walkersingleton.co.uk)

Ref: 39700

Oct-20

## Location

The property is located with prominent frontage on to Clare Road which is a long established professional street within Halifax Town Centre. Clare Road is situated within close proximity of the Lloyds Retail Banking Headquarters, the Leeds Beckett University Business Centre and the Grade I\* Listed Piece Hall which attracts over 3 million visitors per year. Good transport links exist with Leeds City Centre within 15 miles (30 mins by train), Manchester within 20 miles (40 mins by train).

## Description

The property briefly comprises a characterful two storey stone built former dental practice with private designated car parking. The property is accessed at ground floor level from Clare Road which leads initially into a reception/waiting area with a further five good sized rooms adjacent.

An internal staircase then provides access to the first floor where a further four rooms are available together with washroom and stores. The basement provides kitchen/canteen facilities and further ancillary storage.

The property has the additional benefit of a private and secured cobbled yard which provides ten tandem car parking spaces.

Having prominent frontage on to an established commercial and residential street the property is considered suitable for a variety of uses to include clinics, offices, professional services and dwellings (STPP).

All mains services are connected with gas central heating throughout and network trunking including floor boxes. 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.

## Rental/Guide Price

**Rental: £20,000 Per Annum Exclusive**

**Guide Price: £240,000 Freehold**



Property House, Lister Lane, Halifax, HX1 5AS

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