

## FOR SALE

**23-25 Commercial Street  
Halifax  
HX1 1BB**

- **Prominent Freehold Investment Opportunity**
- **Let to Lloyds Banking Group Producing £59,860pax**
- **6,872 SQ FT (638.41 SQ M)**



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## Accommodation

The Total Approximate net internal floor areas are:		
	Sq. Ft	Sq. M
<b>G r o u n d F l o o r</b>	<b>4,241</b>	<b>394.0</b>
<b>F i r s t F l o o r</b>	<b>2,491</b>	<b>231.0</b>
<b>S e c o n d F l o o r</b>	<b>140</b>	<b>13.0</b>
<b>Total Approximate NIA</b>	<b>6,872</b>	<b>638.0</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.

## EPC

The property is exempt from requiring an EPC due to being Listed.

## Tenure

The Freehold Interest in the property is being offered For Sale subject to the existing Lease to Lloyds Banking Group who occupy the premises on a Full Repairing & Insuring Lease expiring 30<sup>th</sup> November 2025 at a current passing Rental of £59,860pax.

## VAT

The prices quoted are exclusive of VAT (if applicable)

## Legal Fees

Each party is to be responsible for their own legal costs incurred in any selling transaction.

## Viewing

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

## Michelle Dobson

Direct Line: 01422 430026

Email: [michelle.dobson@walkersingleton.co.uk](mailto:michelle.dobson@walkersingleton.co.uk)

Ref: 37101

Oct-20

## Location

The property is situated along Commercial Street in Halifax Town Centre within close proximity to major occupiers including Lloyds Retail Banking Headquarters, Harveys of Halifax and the Leeds Beckett University Business Centre. The property is also located within walking distance of the Grade I\* Listed Piece Hall which has benefitted from significant tourism influx into the town attracting 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) and London Kings Cross 2 hours by train.

## Description

The property briefly comprises an imposing Grade II Listed purpose-built Banking Hall which is let entirely to Lloyds Banking Group. The property is accessed off Commercial Street at ground floor into the main full height Banking Hall with exposed character features. In addition to the retail banking area there are a series of sub-divided offices at first floor level benefitting from suspended ceilings with inset lighting, carpeting throughout, kitchen/toilet facilities and air conditioning. The second floor provides ancillary storage. Externally the property benefits from a small area of off-street car parking to the rear.

## Rateable Value

The property has been assessed for Uniform Business Rates with a Rateable Value of £76,500.

## Guide Price

**£800,000**



Property House, Lister Lane, Halifax, HX1 5AS

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