

FOR SALE

**48-50 CROWN STREET
HALIFAX
HX1 1JB**

- Free of Tie Public House
- Located within Halifax Town Centre
- 5,079 Sq Ft (471.85 Sq M)
- Suitable for a variety of uses (STPP)



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48-50 Crown Street

Halifax, HX1 1JB

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- LOCATED WITHIN HALIFAX TOWN CENTRE
- 5,079 SQ FT (471.85 SQ M)
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Location

The property is situated in Halifax Town Centre on Crown Street having excellent access to the central amenities. Halifax Town Centre is located approximately 4 miles to the South and Junction 24 of the M62 Motorway a further five miles distance.

Description

The premise briefly comprises a Grade II, four storey free of tie former public house situated on Crown Street within Halifax Town Centre.

This well planned accommodation set out over four floors offers an open plan layout to the ground floor having a variety of fixed seating and bar area with a sizeable basement providing ancillary storage. The first floor offers 2 function suites with relevant WC facilities with the second floor having a full bathroom and selection of smaller rooms ideally set out for living accommodation.

Mains services connected to the premises include gas, electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to their suitability and condition.

Price

£180,000 Freehold

Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	1,447	134.43
First Floor	1,447	134.43
Second Floor	1,447	134.43
Basement	738	68.56
Total Approximate GIA	5,079	471.84

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 with a rateable value of £5,100.

EPC

The property is Grade II Listed and does not require an EPC.

Terms

The Freehold is offered For Sale having full Vacant Possession.

VAT

The prices quoted are exclusive of VAT.

Legal Fees

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

Viewing

For further information or to book a viewing please contact the Sole Selling Agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 39726

Dec-19



Property House, Lister Lane, Halifax, HX1 5AS

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