



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**PART INCOME PRODUCING MIXED USE
COMMERCIAL PROPERTY**

**16-18 WATERHOUSE STREET/14 CROSSLEY STREET,
HALIFAX, WEST YORKSHIRE, HX1 1UF**

339m² (3,677 sq. ft) approx.



- Well located ground floor commercial/retail unit with upper floor residential (part income producing - £9,000 per annum gross)
- Conveniently located within Halifax town centre with on street parking adjacent
- Of interest to potential occupiers of the vacant ground floor or investors (first floor part income producing – 2 let flats 4 vacant)

0113 2348999

Location

The property benefits from good frontage to Waterhouse Street and is located a short distance from the main Halifax Ring Road at its junction with Crossley Street Broad Street). The premises are located within the town centre and positioned close to the Broad Street Plaza with occupiers including PureGym, Nando's & Vue Cinema. Broad Street Plaza also provides ample town centre parking. On street pay & display parking is available immediately outside the property.

Halifax is well located within the Calderdale district with good links to Huddersfield, Bradford and Leeds via the motorway network. Junction 24 of the M62 Motorway lies approximately 3 miles to the south.

Description

The subject premises comprise an attractive three storey stone built property under a slate roof. The premises include a mix of single and double glazed sliding sash windows in timber frames (at the upper floors) with display windows in the retail unit fronting Waterhouse Street.

The ground and lower ground floor are vacant (recently let on a short term basis) though were previously occupied by Cash Converters. The lower ground floor provides storage provision for the ground floor retail unit (accessed internally).

14 Crossley Street comprises 6 flats ranging from 29m² up to 45m² and presently there are two occupied (generating £9,000 per annum gross) with 4 vacant.



Accommodation

16-18 Waterhouse Street

Ground floor retail 81.89m² (881 sq. ft)
Lower ground floor storage/ancillary provisions 42.31m² (455 sq. ft)

14 Crossley Street

Upper floors approx. 215m² (2,341 sq. ft) gross

Gross Internal Floor Area 339.20m² (3,677 sq. ft)

Services

We are advised the subject premises benefit from mains electricity, water and sewer drainage in addition to independent electrical/lighting facilities. However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally advised by Calderdale Council that the premises are assessed as :

Shop & Premises RV £13,500

The National Uniform Business Rate for 2024/245 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters directly with Calderdale council on 01422 393699.

Energy Performance Certificate

The Energy Performance Certificates for the property are available upon request.

Tenure

We are advised the premises are freehold.

Price

Seeking offers in the regio of £375,000.

VAT

All rents and prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Our Ref: 1743/A/M
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Subject to Contract



Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.