



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position adjacent to a **Millets** and **Greenwoods** and amongst such other traders as **McDonalds, Ladbrokes, Subway, Thomas Cook, Clarks** and others in this pedestrianised retail thoroughfare at the junction with Southgate.

Halifax is a busy commercial centre lying some 8 miles north of Huddersfield and 7 miles south west of Bradford enjoying excellent road communications via the M62 (Junctions 24, 25 & 26).

PROPERTY

An attractive recently refurbished building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first, second and third floors.

VAT is payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: The property was previously let to Toni & Guy at £28,000 p.a.

**Vacant Shop
& Upper Part**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'11"
Internal Width	15'4"
Shop and Built Depth	49'2"
Sales Area	Approx 680 sq ft
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First Floor Ancillary/Sales

Area	Approx 550 sq ft
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Second Floor Ancillary

Area	Approx 550 sq ft
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Third Floor Ancillary

Area	Approx 570 sq ft
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Total Area	Approx 2,350 sq ft
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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts