

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 WC

First Floor Ancillary/Sales

Area Approx 550 sq ft

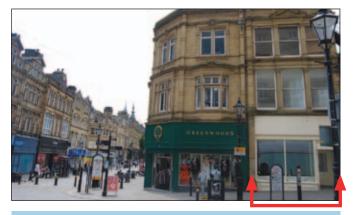
Second Floor Ancillary

Area Approx 550 sq ft

Third Floor Ancillary Area

Area Approx 570 sq ft

Total Area Approx 2,350 sq ft



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