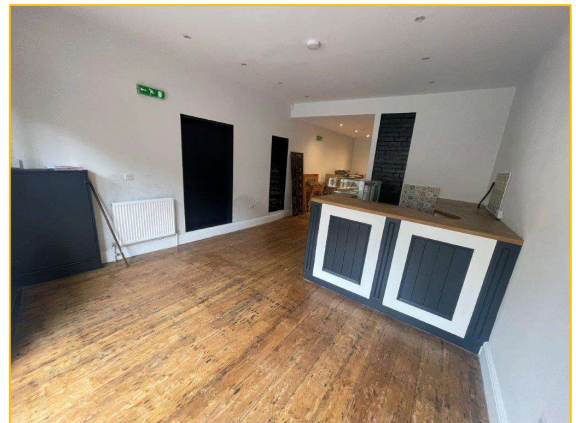


**5 Market Street  
Hebden Bridge  
Halifax  
HX7 6EU**

**Rent:  
£25,000 per  
annum**



## **Retail Unit & Self Contained 2 Bed Apartment**

- Positioned in a prominent main road location in a sought-after village centre
- The retail unit has most recently been used as a coffee shop but would be suitable for a variety of commercial uses, subject to planning

## DESCRIPTION

The property comprises a retail unit occupying the ground floor of this terraced stone built three storey building positioned in the centre of Hebden Bridge together with a 2 bedroom apartment to the upper floors.

## RETAIL UNIT

The retail unit is available with vacant possession and has most recently been used as a coffee shop and would suit a variety of retail/commercial uses.

The property benefits from good display frontage onto a busy main road, a good amount of passing vehicular traffic and pay & display parking throughout Hebden Bridge.

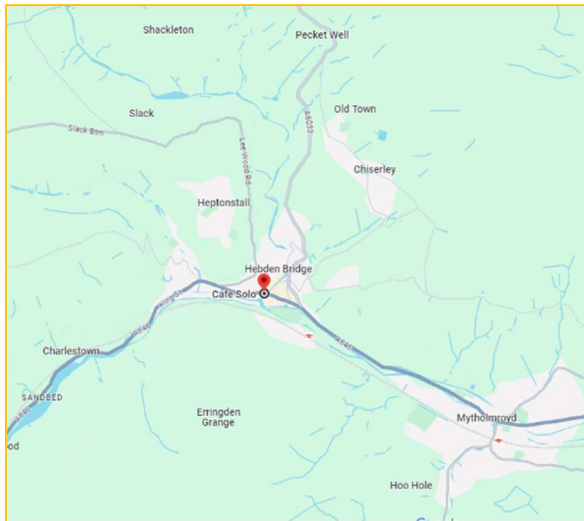
## APARTMENT

The upper floors provide a 2 bedroom apartment with a self-contained entrance to the rear located on Central Street. The residential accommodation is well-appointed and benefits from a balcony to the rear.

## LOCATION

The property is situated in the centre of the town of Hebden Bridge. There are a mix of occupiers nearby from independent retail shops, leisure and residential use. Hebden Bridge is situated in Calder Valley and is a popular destination nationally.

Hebden Bridge is situated approximately 8 miles to the west of Halifax within the Metropolitan Borough of Calderdale.



## ACCOMMODATION

■ Ground Floor Retail Unit <i>Including:-</i> Sales Area Kitchen	39.78m <sup>2</sup> (428ft <sup>2</sup> )
■ Upper Floors Residential <i>Including:-</i> Kitchen Living Room 2 bedrooms Bathroom	70.14m <sup>2</sup> (755ft <sup>2</sup> )
<b>Total</b>	<b>109.92m<sup>2</sup> (1,183ft<sup>2</sup>)</b>

## RENT

£25,000 PA

Also available for sale at £325,000.

## COUNCIL TAX

Band B

## RATEABLE VALUE

£7,600

Please make your own enquiries to confirm that "qualifying business properties with Rateable Values up to £12,000 will qualify for 100% Relief".

## VIEWING

Contact the sole agents

Jonathan J Wilson BSc(Hons) MRICS  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

George Aspinall  
[George.Aspinall@bramleys1.co.uk](mailto:George.Aspinall@bramleys1.co.uk)

## VAT

VAT may be charged on the property, and we therefore recommend that seriously interested parties seek the appropriate legal advice.

## EPC ASSET RATING:

Retail – C  
Apartment - D

# bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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