

**1 & 3 Market Street  
Hebden Bridge  
Halifax  
HX7 6EU**

**Price: OIRO  
£325,000**



## **FREEHOLD FORMER RESTAURANT WITH LIVING ACCOMMODATION ABOVE Development Potential**

**208.41m<sup>2</sup> (2,243ft<sup>2</sup>)**

- Former restaurant property with additional accommodation over 1<sup>st</sup> & 2<sup>nd</sup> floors and basement
- Suitable for a variety of commercial uses or conversion into residential, subject to planning
- Positioned in a prominent main road location with double fronted display windows

## DESCRIPTION

The property comprises an end of terrace stone built commercial building with accommodation over 3 principal levels plus basement. The property has most recently been occupied as a restaurant with function room to the 1<sup>st</sup> floor and staff accommodation to the 2<sup>nd</sup> floor. It would suit the continuation of this use, or conversion into a mixed commercial and residential investment, with the upper floors having the ability of independent access to the rear.

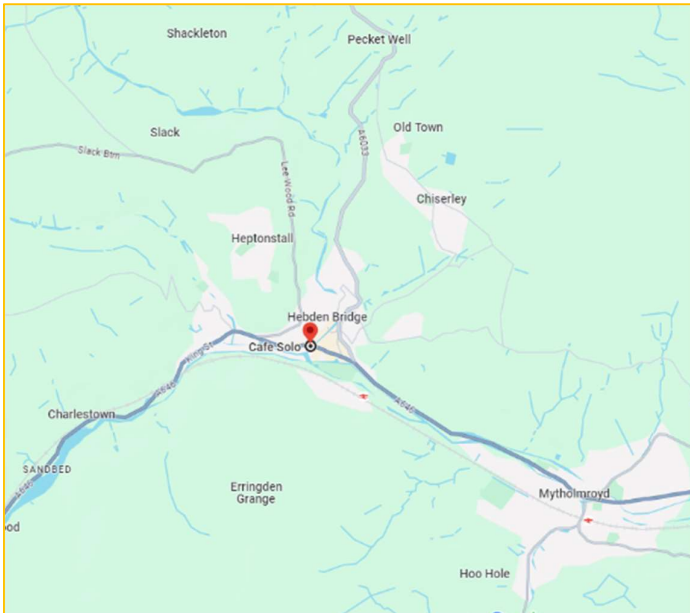
This is a substantial commercial building benefiting from a prominent and imposing position, with the accommodation extending to approximately 208.41m<sup>2</sup> (2,243ft<sup>2</sup>) including basement.

The layout of the property lends itself to having either 1 or 2 apartments to the upper floors and, due to its location within Hebden Bridge which benefits from good tourist visitation, it would suit conversion into holiday let units.

## 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 <i>Including:-</i> Sales Area Lobby Rear Stores	56.52m <sup>2</sup> (608ft <sup>2</sup> )
■ First Floor <i>Including:-</i> Function Room Preparation Area Store	54.08m <sup>2</sup> (582ft <sup>2</sup> )
■ Second Floor <i>Including:-</i> Staff Accommodation Stores	54.56m <sup>2</sup> (587ft <sup>2</sup> )
■ Lower Ground Floor <i>Including:-</i> Basement Stores Preparation Area	43.25m <sup>2</sup> (466ft <sup>2</sup> )
Total	208.41m <sup>2</sup> (2,243ft <sup>2</sup> )

## ASKING PRICE

Offers in the Region of £325,000

## TENURE

Freehold

## COUNCIL TAX

Band A

## RATEABLE VALUE & UNIFORM BUSINESS RATES

£7,900

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:

C Rating (valid until 30 May 2032)

# 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

14 St Georges Square

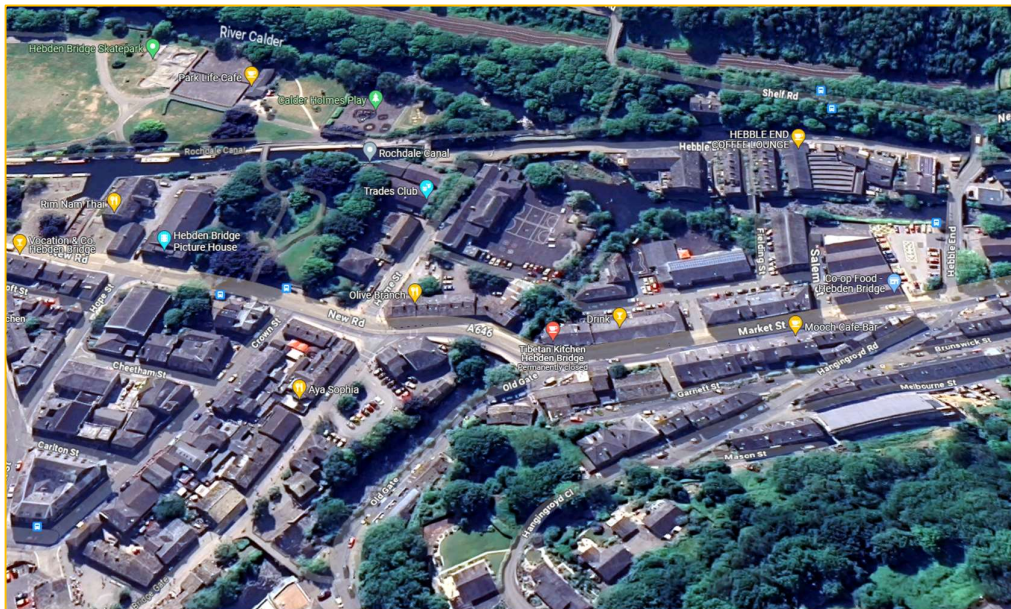
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