


Walker Singleton

Chartered Surveyors

FOR SALE

1-3 Wesley Court & 8-12 Crossley Street

Halifax
HX1 1UG

On instructions from  Calderdale Council

- Prominent grade II listed town centre office building suitable for residential, restaurant/leisure & retail STPP



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- **Prominent grade II listed town centre office building suitable for residential, restaurant/leisure & retail STPP**

Location

The premises occupy an extremely prominent position adjacent to Halifax Town Hall accessed off Crossley Street into Wesley Court within Halifax Town Centre. The rear aspect of the property is visible from Broad Street and overlooks the new Broad Street Plaza. Halifax Bus Station is only a short distance away and surrounding occupiers consist of the main Council Offices at Northgate House, Halifax Library, MacDonalDs and the YMCA.

Description

Wesley Court consists of a substantial Grade II Listed Period property providing mixed retail and office accommodation at Ground Floor level with three floors of offices above. Additional basic storage accommodation is provided at basement level. Internally the accommodation is currently interlinked at all floor levels being arranged to provide a range of private and more general open-plan office and retail space with staircases at either end of the property. The accommodation will readily sub-divide into independent units or potentially a large single Commercial unit at Ground Floor level with ancillary self-contained Commercial or Residential accommodation above.

Accommodation

The total approximate net internal floor areas are:		
1-3 Wesley Court & 8-12 Crossley Street		
Ground Floor	191.38m²	2,062 sq ft
First Floor	180.00m²	1,935 sq ft
Second Floor	165.37m²	1,780 sq ft
Third Floor	171.05m²	1,846 sq ft
Basement	252.04m²	2,713 sq ft
Total Approximate NIA	960.05m²	10,334 sq ft

NB: All floor areas have been measured in metric units and converted to the nearest imperial equivalent.

Services

We understand that all mains services are connected to the property with heating provided by way of a gas fired central heating system. None of the services were tested on site and, therefore, interested parties are advised to satisfy themselves as to their condition and suitability for intended use.

Planning

A Planning Brief issued by Calderdale MBC indicates that alternative uses to include Residential, Leisure, Restaurant & Licensed Premises will be viewed favourably by the Local Planning Authority. Interested parties are advised to consult the Local Planning Authority regarding their intended use.

Business Rates

The property has the following entries under the Non-domestic Rating List (2010) for the Billing Authority of Calderdale:

8 – 12 Crossley Street – Rateable Value – £36,000.

3 Wesley Court – Rateable Value – £1,700.

The current rate payable in the pound for the year 2011/2012 is 43.3p ignoring small business rates relief.

NB: Listed buildings do not attract empty business rates liability.

Tenure

The property is available Freehold with the benefit of full vacant possession throughout.

Guide Price

Upon application.

VAT

Any price quoted is exclusive of any VAT the vendor may choose or have a duty to impose

Legal and Surveyor's Costs

The purchaser will be responsible for the vendor's legal and surveyor's costs incurred in any transaction.

Viewing

For further information and viewing arrangements please contact:

Ryan Barker

Direct Line: 01422 430024

E-mail: ryan.barker@walkersingleton.co.uk

Ref: 30200

WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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