

COMMERCIAL



## TOWN CENTRE – OFFICE

1 St Johns Lane, Halifax, HX1 2JD

- 74 sq m (798 sq ft)
- Recently refurbished to a high standard
- Established professional location
- Good supply of public car parking with one situated immediately opposite
- Perimeter trunking with computer and phone cabling

**FOR SALE**

ADDRESS: 10/12 Clare Road, Halifax, HX1 2JR

### LOCATION

The property is situated on St Johns Lane in the established professional area of Halifax. The property is easily accessed from the trunk road network. St Johns Lane links to the A629 which links to Keighley in a northerly direction or in a southerly direction leads to Junction 24 of the M62 motorway with Huddersfield beyond. Access to Leeds and Bradford is also convenient via the M62 or A58.



### PRICE

Available Freehold at £120,000 plus fixtures and fittings excluding VAT if applicable.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate is available for download from our website.

### DESCRIPTION

The property comprises a two storey office premises which has recently been refurbished. It is completed to a high standard and features exposed trusses and fireplace.

Both floors have perimeter trunking with computer and phone cabling. The net phone system is available by separate negotiation.

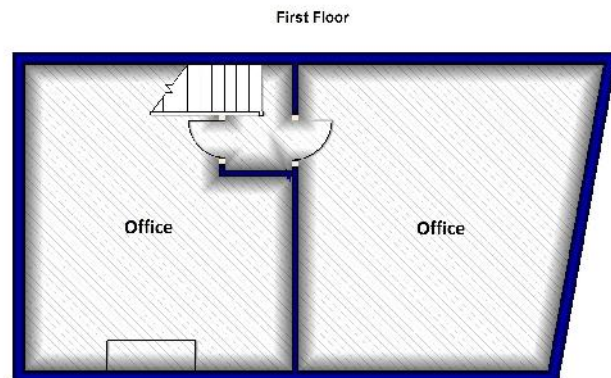
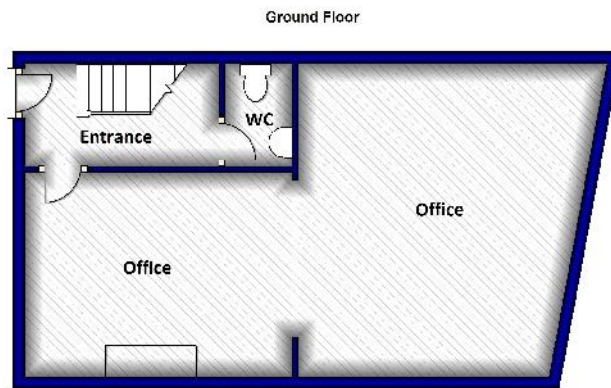
### ACCOMMODATION

The property briefly comprises the following:-

Description	Area sq ft	Area sq m
<b>Ground Floor</b>		
Lobby with tea point	-	-
Open Plan Office	380	35.34
WC	-	-
<b>First Floor</b>		
Office	172	15.95
Office	246	22.82
<b>Totals</b>	<b>798</b>	<b>74</b>

### BUSINESS RATES

The adopted Rateable Value effective from the 1<sup>st</sup> April 2010 is £9,200. Interested parties may wish to contact the business rates department of Calderdale Council to confirm the amount actually payable.



### LAYOUT PLAN

The floor plan is provided for indicative purposes only.

### VIEWING/ENQUIRIES

Contact the joint agents:  
**Mark Jenkinson and son:** 0114 276 0151 (ref PD)

or JPS Chartered Surveyors 0161 767 8001



### SEPTEMBER 2011

Messrs Mark Jenkinson and Son for themselves and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, part of an offer or contract. All descriptions, dimensions, references to condition, lease terms, necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise, as to the correctness of each of them. 3. No person in the employment of Messrs Mark Jenkinson and Son has any authority to make or give any representation or warranty whatever in relation to this property.