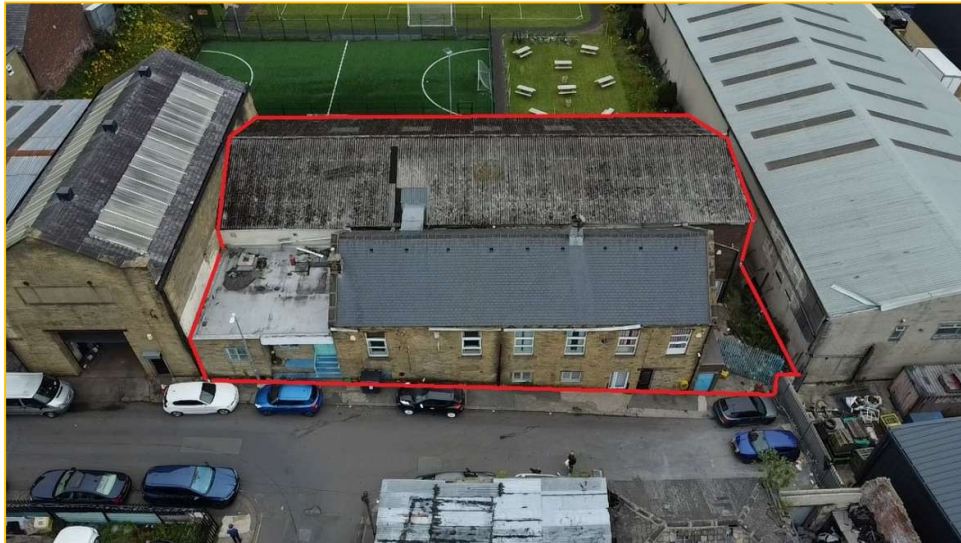


**7 Raven Street
Halifax
HX1 4NB**

**Offers in
excess of:
£300,000**



SUBSTANTIAL COMMERCIAL BUILDING

1,169m² (12,585ft²)

- Former preschool and community centre providing offices, stores & halls
- Positioned on the edge of Halifax town centre
- Potential for conversion, subject to planning

DESCRIPTION

The property comprises a substantial former preschool and community centre which provides accommodation over 3 levels, with the lower ground floor being open plan, the ground floor providing offices, classrooms and main hall, and a further office to the 2nd floor. Overall, the building extends to 1,169m² (12,585ft²).

The lower ground floor is tenanted at £19,200 per annum with the ground and 1st floor unoccupied.

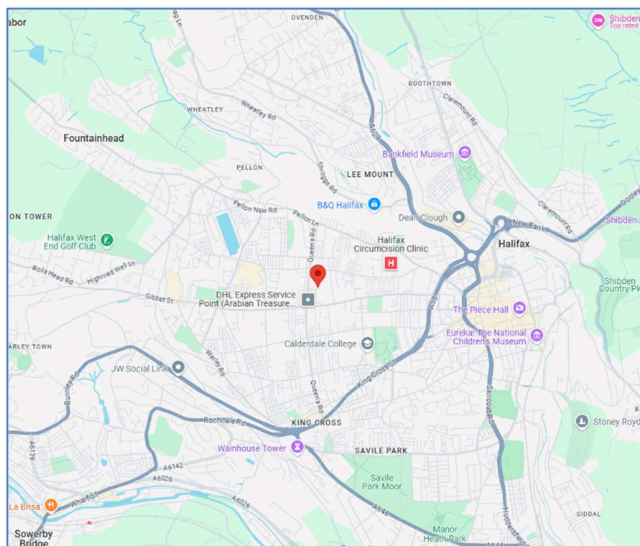
The property presents an excellent opportunity to acquire a considerable commercial plot which is well located and close to all amenities provided by the town centre.

On-street car parking is available to the front.

LOCATION

The property is positioned on Raven Street adjacent to Adelaide Street on the western edge of Halifax town centre. It is a prominent location which, for retail/industrial purposes, benefits from good levels of passing vehicular traffic and is in close proximity to on-street and pay & display car parking.

For residential purposes, it is a short distance from all amenities provided by Halifax town centre, including the Woolshops Shopping Centre, Broadway Plaza and the historic Piece Hall Complex which generates high levels of tourist attraction to the town.



ACCOMMODATION

Lower Ground Floor **511.9m² (5,511ft²)**
Including:
Main Hall
Offices
WC facilities

Ground Floor **632.0m² (6,802ft²)**
Including
Main Hall,
Offices
Classrooms
WC facilities

First Floor **25.3m² (272ft²)**
Including
Office

TOTAL **1,169m² (12,585ft²)**

ASKING PRICE
OIEO: £300,000

TENURE
Freehold

RATEABLE VALUE
£8,700 – Lower Ground Floor
£10,750 – Ground Floor

VIEWING
Contact the agents
Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys.com

George Aspinall
George.aspinall@bramleys.com

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

EPC ASSET RATING: D (expired May 2022)

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 in situ 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

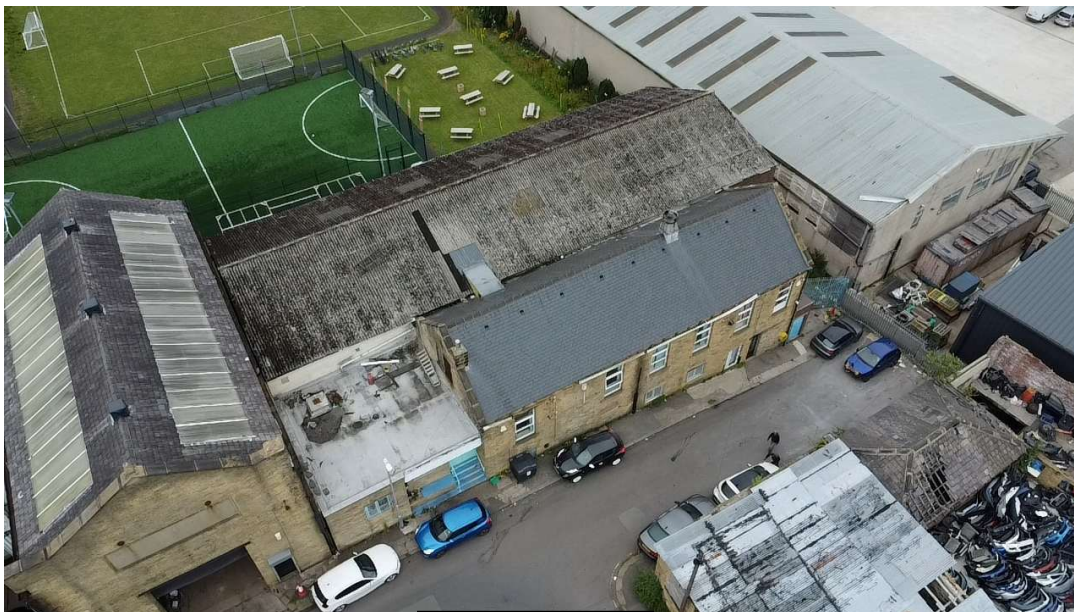
Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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Front Elevation



Rear Elevation

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