

**27 Harrison Road  
Halifax  
HX1 2AF**

**Asking Price:  
£265,000**



## **SUBSTANTIAL CHARACTER OFFICE BUILDING**

**252.14m<sup>2</sup> (2,714ft<sup>2</sup>) Net Internal Area**

**362.10m<sup>2</sup> (3,898ft<sup>2</sup>) Gross Internal Area**

- Situated in the office district of Halifax town centre in close proximity to the Halifax Building Society
- Freehold
- Suitable for occupation by professional services, or acquisition for investment purposes, or conversion into residential with prior approval granted for conversion into a single dwelling under application number 25/56005/CLA3MA

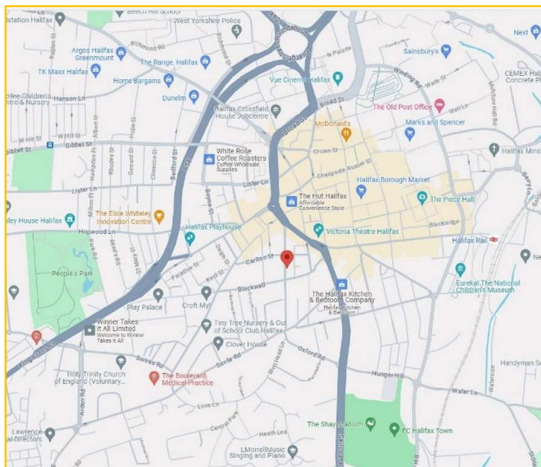
## DESCRIPTION

The property comprises a character office building constructed of stone with ashlar stone facing, providing accommodation over 4 levels.

The property extends to 252.14m<sup>2</sup> (2,714ft<sup>2</sup>) and is suitable for a variety of services under Use Class E, conversion into other commercial uses, or development into a single or multiple residential units subject to obtaining the relevant planning consents.

## LOCATION

The property is situated along Harrison Road which is in the office district within Halifax town centre, close to the Halifax Building Society and the Court building.



## ACCOMMODATION

### GIA

#### BASEMENT

98.91m<sup>2</sup> (1,065ft<sup>2</sup>)

Including:  
Office, kitchen, boiler room & stores

#### GROUND FLOOR

99.38m<sup>2</sup> (1,070ft<sup>2</sup>)

Including:  
Open plan office, entrance lobby  
& reception, kitchen & private office

#### FIRST FLOOR

102.25m<sup>2</sup> (1,101ft<sup>2</sup>)

Including:  
Open plan office, 2 private offices,  
Kitchen & WCs

#### SECOND FLOOR

61.56m<sup>2</sup> (663ft<sup>2</sup>)

Including:  
3 Private offices

## OUTSIDE

The property benefits from a courtyard to the rear providing off road car parking for approximately 3 cars.

## PRICE

£265,000

## TENURE

Freehold

## RATEABLE VALUE AND UNIFORM BUSINESS RATE

Ground & Lower Ground Floor £8,700

1<sup>st</sup> & 2<sup>nd</sup> Floor £5,900

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2025/26).

## VIEWING

Contact the Agents.

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George Aspinall

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## VAT

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

**EPC ASSET RATING:** D. Valid until 25 February 2029.

**Planning:** The property has been granted prior approval for conversion into a single residential dwelling under application number 25/56005/CLA3MA.

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## 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

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