

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS

COMMERCIAL



TOWN CENTRE RESTAURANT

10/12 Clare Road, Halifax, HX1 2JR

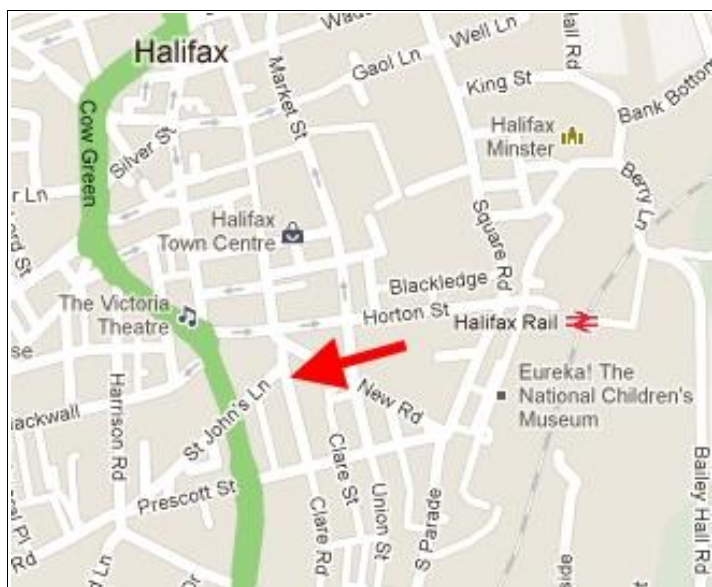
- 84 sq m (909 sq ft)
- Recently refurbished and extended to a high standard
- Established professional location
- Good supply of public car parking
- Fixtures and fittings available by separate negotiation

FOR SALE

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

LOCATION

The property is situated on Clare Road the established professional area of Halifax. The location is ideal to benefit from trade both from the professional area and Town centre generally. The property returns onto St Johns Lane which links to the A629 where there are further notable occupiers such as the notable HBOS building and Electric Bowl.



PRICE

Available Freehold at £130,000 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 ground floor restaurant premises that was refurbished and extended at the beginning of the year. It is completed to a high standard and benefits from A3 Planning consent with opening hours of 7am to 11pm Monday – Thursday and 7am – Midnight Saturday and Sunday.

The fixtures and fittings which include tables, chairs, coffee machine, cookers, fridge freezers etc are available by separate negotiation.

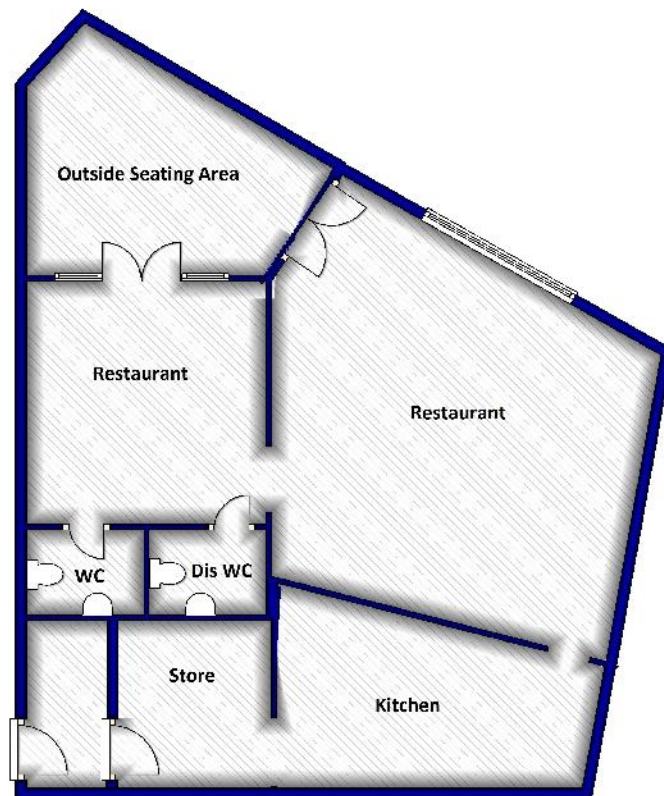
ACCOMMODATION

The property briefly comprises the following:-

Description	Area sq ft	Area sq m
Restaurant	616	57.19
Kitchen/Prep	160	14.85
Food Store	70	6.5
Customer WC's	63	5.85
Outside Seating Area	-	-
External Bin Store	-	-
Totals	909	84

BUSINESS RATES

The adopted Rateable Value effective from the 14th February 2011 is £13,000. 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.