

**IMPRESSIVE GRADE II LISTED OFFICE BUILDING WITH PARKING**

**FOR SALE**



**6-8 HARRISON ROAD, HALIFAX**

**HX1 2AQ**

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**Eddisons**

# 6-8 Harrison Road

Halifax, HX1 2AQ



Tenure

For Sale



Property Type

Office



Price

£425,000



Size

568.85sq m (6,123sq ft)



Location

Halifax, HX1 2AQ



Property ID

731.4577a (1223538)

**For Viewing & All Other Enquiries Please Contact:**

**MATTHEW JENNINGS MRICS**

**Director**

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**HARVEY BLAND**

**Graduate Surveyor**

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Property

The property comprises a Grade II Listed stone built three storey interconnecting building with cellars and attics under a pitched slated roof. To the rear is a two storey extension comprising additional modern office space as well as W/C facilities.

Internally, the premises benefits from carpeted flooring across all floors. Contemporary office accommodation is provided throughout the property by means of smaller private rooms. To the front of the property is a welcoming reception which is accessible via Harrison Road.

To the rear of the property is a demised car park with approximately 14 parking spaces.

Area	m <sup>2</sup>	ft <sup>2</sup>
Third floor	66.52	716
Second floor	94.11	1,013
First floor	142.04	1,529
Ground floor	145.38	1,565
Basement	120.80	1,300
Total approx. NIA	568.85	6,123

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rateable Value

**6-8 Harrison Road**  
**Description:** Offices and Premises  
**Rateable Value:** £32,250

**Car Parking Space**  
**Description:** Car Parking Space  
**Rateable Value:** £650

Terms

The property is available **For Sale** freehold with vacant possession.

Price

**Price - £425,000.**

VAT

Prices and rental are exclusive of VAT if chargeable

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

## Location

The property is conveniently located in Halifax town centre, with a frontage to Harrison Road. The premises also has rear access to Back Ferguson Street which operates by means of a one-way road system.

The property lies close to Bull Green Roundabout on the southwestern edge of the town centre and within an established commercial office location.











