

MARSH & MARSH PROPERTIES

COMMERCIAL LET - 118 High Street, Wibsey, BD6 1LS

£350 pcm.



A charming self-contained commercial property in the heart of Wibsey village situated in a local shopping precinct. Conveniently close to a public car park with ample spaces and a high volume of passing traffic. Offered for a realistic rental price this attractive building is eye catching being stone built and registered as Grade II listed with its own metal railed patio courtyard to the front of the building. The property has fittings for an external sign already located on the front of the property and has a fitted roller shutter for the front door.

Internal Dimensions: 19 m2 (205 sq.ft)

Currently the property is laid out to service as a beauty salon, however, it could easily be configured for a variety of uses. The property has a feature tiled internal floor, well illuminated (via five central light fittings), windows to the front and side elevations (front being an ideal display window – main window fitted with security mesh), fitted bowl sink, fitted cupboards and storage heater. To the rear corner of the property is a WC with low flush toilet, vinyl floor and central light fitting.

An ideal property for the enterprising wanting to run their own business.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

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TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From the Wibsey roundabout (by Wibsey Park) travel towards Odsal Top on Fair Road (B6380) for 0.2 miles and at the roundabout take the second exit onto High Street (B6380). After a further 0.2 miles turn left onto Acre Lane. The property will be located on your right hand side.

For sat nav users the postcode is: BD6 1LS



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

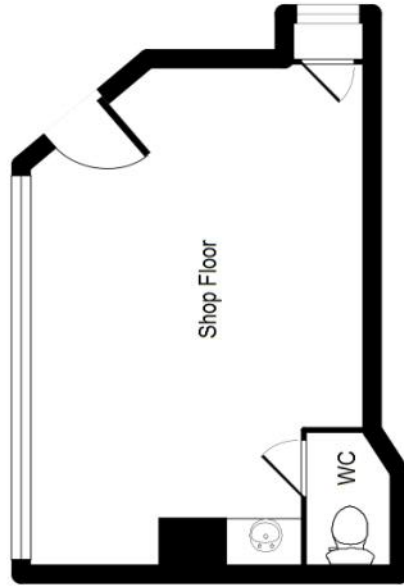


GENERAL

The property has the benefit of mains services electric and water with the added benefit of a fitted alarm system and WC facilities.

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APPROX GROSS INTERNAL FLOOR AREA: 19 sq. m / 205 sq. ft



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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