

MARSH & MARSH PROPERTIES

Listers Barn, Unit 1, Lower Brear, Leeds Road, Stump Cross, HX3 7AG £2,100 PCM



A fantastic offering is presented by this large and spacious showroom commercial unit. A property steeped in rich history, originally having being re-built by Anne Listers uncle 1818 (James Lister), the property offers just over a spacious 2300 sq.ft. A whole host of potential is on offer owing to the full frontal windows that lead into the large and open showroom floor, benefitting from an open beamed ceiling. The property also features a well-presented staff room, separate storage and loading bay area, ground floor WC and mezzanine office space.

The property comes with ample forecourt parking for staff and visitors and is situated on the well trafficked A58 Leeds Road, in stump cross, between Halifax and Hipperholme. A well-known and regarded location that will attract plenty of attention. Just step inside and you will immediately see the fantastic potential this unit has to offer, certainly a unique commercial offering that can cater to plenty of enterprises.

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SHOWROOM MAIN FLOOR

16.0 x 10.0m (52'5 x 32'9)



surrounding windows overlooking the rear. A stunning stone work property internal with feature beamed ceilings. With a carpeted floor, three large double radiators, vertical modern radiator, numerous beam mounted spotlights and a front access uPVC double glazed door.



Featuring large frontal display windows, all protected by roller shutters, as well as ample



floor, solid work surfaces, cupboard storage space, stainless steel sink, stainless steel mixer tap, uPVC double glazed window to the side elevation, central strip lights and a double radiator.

STAFF ROOM / KITCHEN

3.5 x 4.2m (11'5 x 13'9)



STORE ROOM & LOADING

5.5 x 4.5m (18'0 x 14'9)



Ample storage space as well as a large roller shutter door that offers a wide access area for loading/unloading. With two uPVC double glazed windows and a central light fitting.

From the staff room a staircase leads up to the

A neatly presented staff room with a carpeted

MEZZANINE OFFICE

2.6 x 6.3m (8'6 x 20'8)



A neatly tucked away mezzanine office, ideal for administration that also offers additional eaves

storage space. With a carpeted floor and three light fittings.

WC



With a carpeted floor, central light fitting, washbasin, close coupled toilet, double radiator and two uPVC double glazed windows.

PARKING FORECOURT



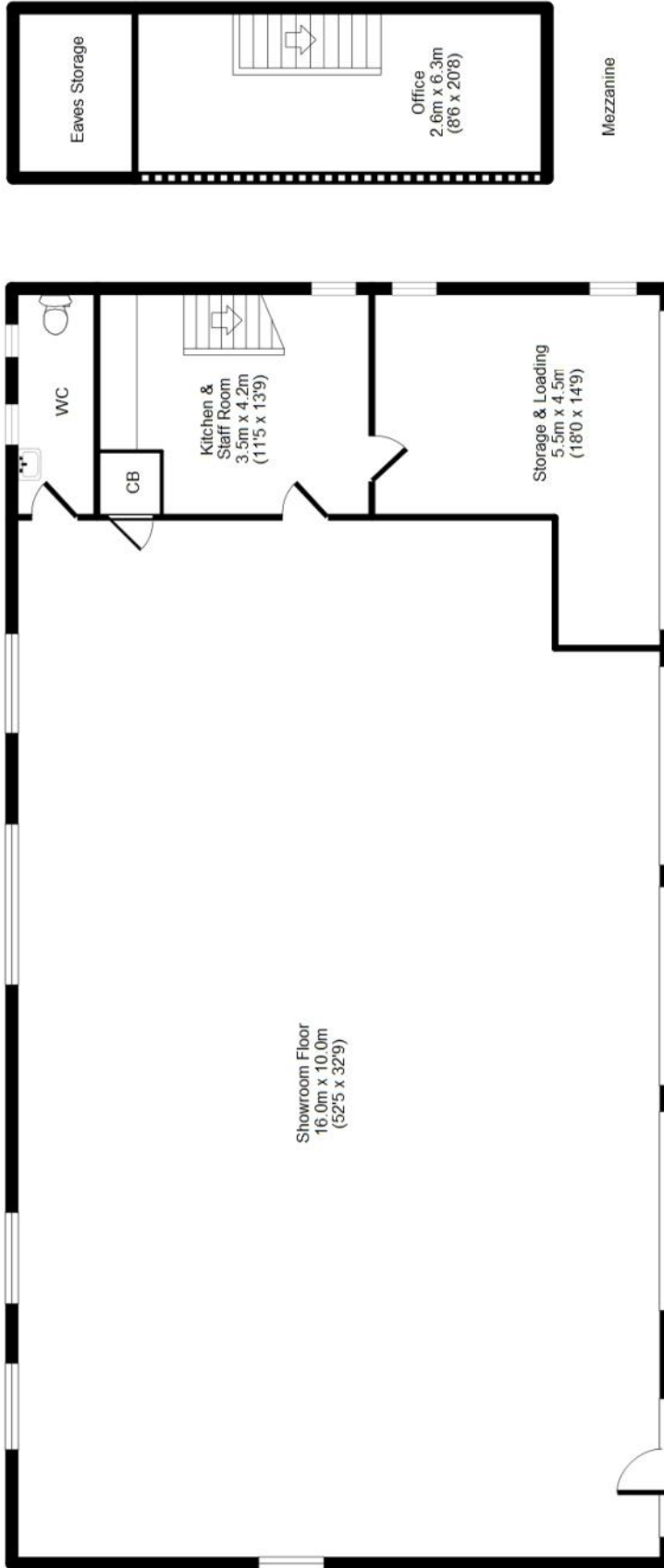
A generous parking forecourt, offering ample space for customers and staff with easy access to Leeds Road.

EPC

EPC rated C—highly insulated property and new roof.

Whilst every endeavour is made to ensure the accuracy of the contents of the 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. Interested parties are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 216 sq. m / 2326 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.
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