

## FOR SALE/TO LET

### Causey Hall

Dispensary Walk  
Halifax  
HX1 1QL

- Former parish school converted into office accommodation
- 630.89m<sup>2</sup> (6,790 sq ft)
- Further development potential



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## Location

The property is situated along Dispensary Walk directly behind Blockbuster Video opposite the Grade I Listed Minster (church) and is close to the junction with Causeway on the periphery of Halifax Town Centre. The Square Chapel Arts Centre, Grade I Listed Piece Hall and Eureka! Museum for Children are all close by with the main Halifax bus and railway stations both situated within a short walking distance.

## Description

The property comprises an architecturally impressive stone built former parish school dating from the mid 19th century which has recently been converted to provide office accommodation with shared parking. The accommodation provides a combination of open-plan and private office suites at lower ground floor level with further private offices available at ground floor level. The main hall of the school remains unrefurbished which may have the potential for conversion subject to all necessary consents. The property also benefits from both male and female w/c facilities, kitchen and shared on-site car parking facility.

## Accommodation

The total approximate gross internal floor areas are:			
Lower Ground Floor			Rental
Unit 1	73.65m <sup>2</sup>	793 sq ft	£5,500pax
Unit 2	112.9m <sup>2</sup>	1,215 sq ft	£8,500pax
Unit 3	26.14m <sup>2</sup>	281 sq ft	£2,500pax
Unit 5	38.55m <sup>2</sup>	415 sq ft	£3,500pax
Upper Ground Floor			—
Unit 4 (Main Hall)	191.66m <sup>2</sup>	2,063 sq ft	On Application
Unit 6 (Verger's House)	191.66m <sup>2</sup>	2,063 sq ft	£6,500pax
Total Approximate GIA	630.89m <sup>2</sup>	6,790 sq ft	—

NB: All floor areas have been measured in metric units and converted to the nearest imperial equivalent.

## Services

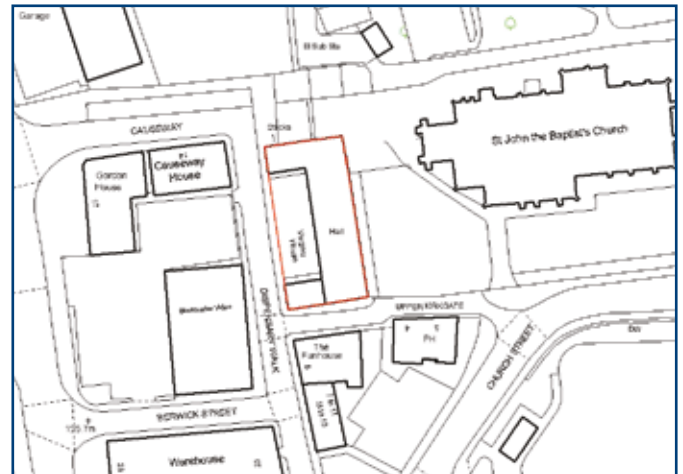
We understand that all mains services are connected to the property.

NB None of these services have been tried or tested and therefore it is left to interested parties to satisfy themselves as to their condition and suitability.

Ref: OB/JM/29301/100810



Property House, Lister Lane, Halifax, HX1 5AS



## Service Charge

A service charge shall be applicable, details of which are available from the sole agents.

## Planning

The property is a Grade II Listed building.

## Price

**Offers in the region of £450,000**

## VAT

VAT will be applicable.

## Legal Fees

Both parties shall be responsible for their own legal costs incurred in any transaction.

## Viewing

For further information and viewing arrangements please contact:

### Colin Roberts

Direct Line: 01422 430026

E-mail: colin.roberts@walkersingleton.co.uk

Or

### Oliver Benson

Direct Line: 01422 430028

E-mail: oliver.benson@walkersingleton.co.uk

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