

C.A.F.M.
Corporate Assets & Facilities Management



FOR SALE

Offers Invited

Shelf Village Hall, Wade House Road, Halifax, HX3 7NT

Multi-functional commercial premises in the heart of the Shelf community.

Attractive setting adjacent to Shelf Hall Park and near local amenities.

Community use of property is essential to comply with title restrictions.

Sitting tenant in self-contained unit providing an income of £5,300 per annum.

Building approximately 615 sq. metres (6620 sq. feet), with car parking facilities.

Site area approx. 0.76 Acres (0.39 Ha).

Renovation of property is subject to planning and approval.



To arrange a viewing or for more information contact Mark Redfern:

mark.redfern@calderdale.gov.uk / Sopiah Miah: sopiah.miah@calderdale.gov.uk or
phone 01422 392004, email estate.management@calderdale.gov.uk

Full Details

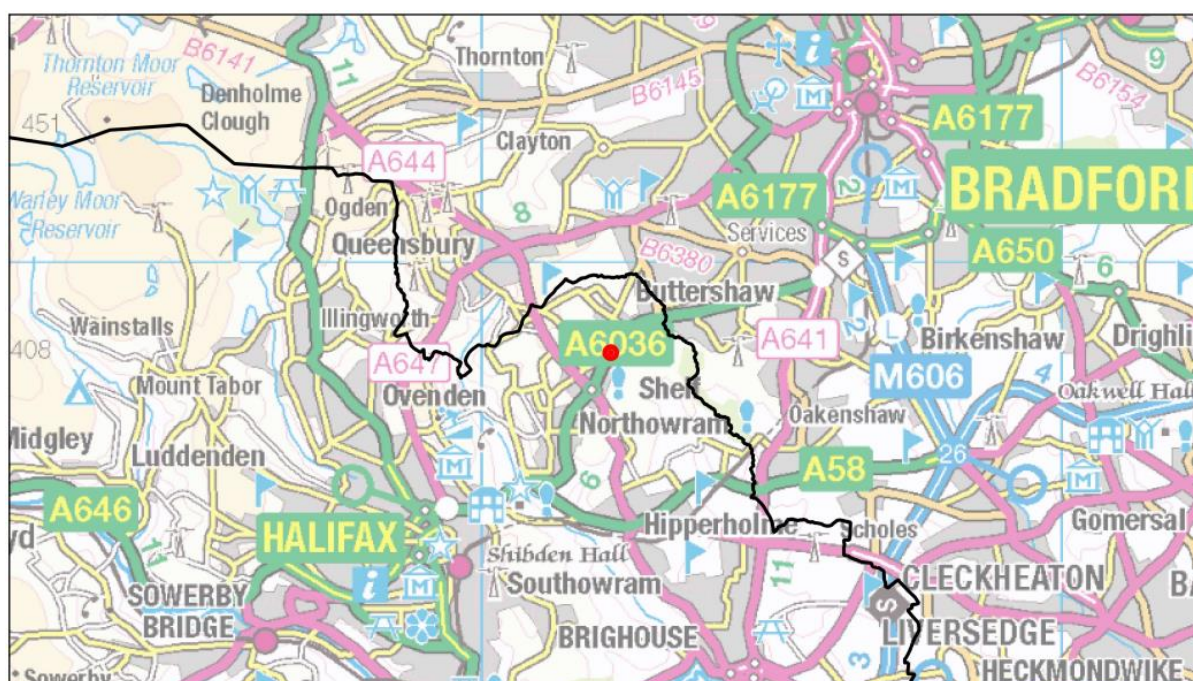
Location

Shelf Village Hall is located on Wade House Road, leading from Halifax Road, and approximately 1.6km north from Northowram Centre, 5.5km north of Halifax centre, 7km south of Bradford.

Adjacent to Shelf Village Hall is Shelf Hall Park, which comprises of large parkland area, bowling green and attractive nature areas maintained by the Local authority of Calderdale.

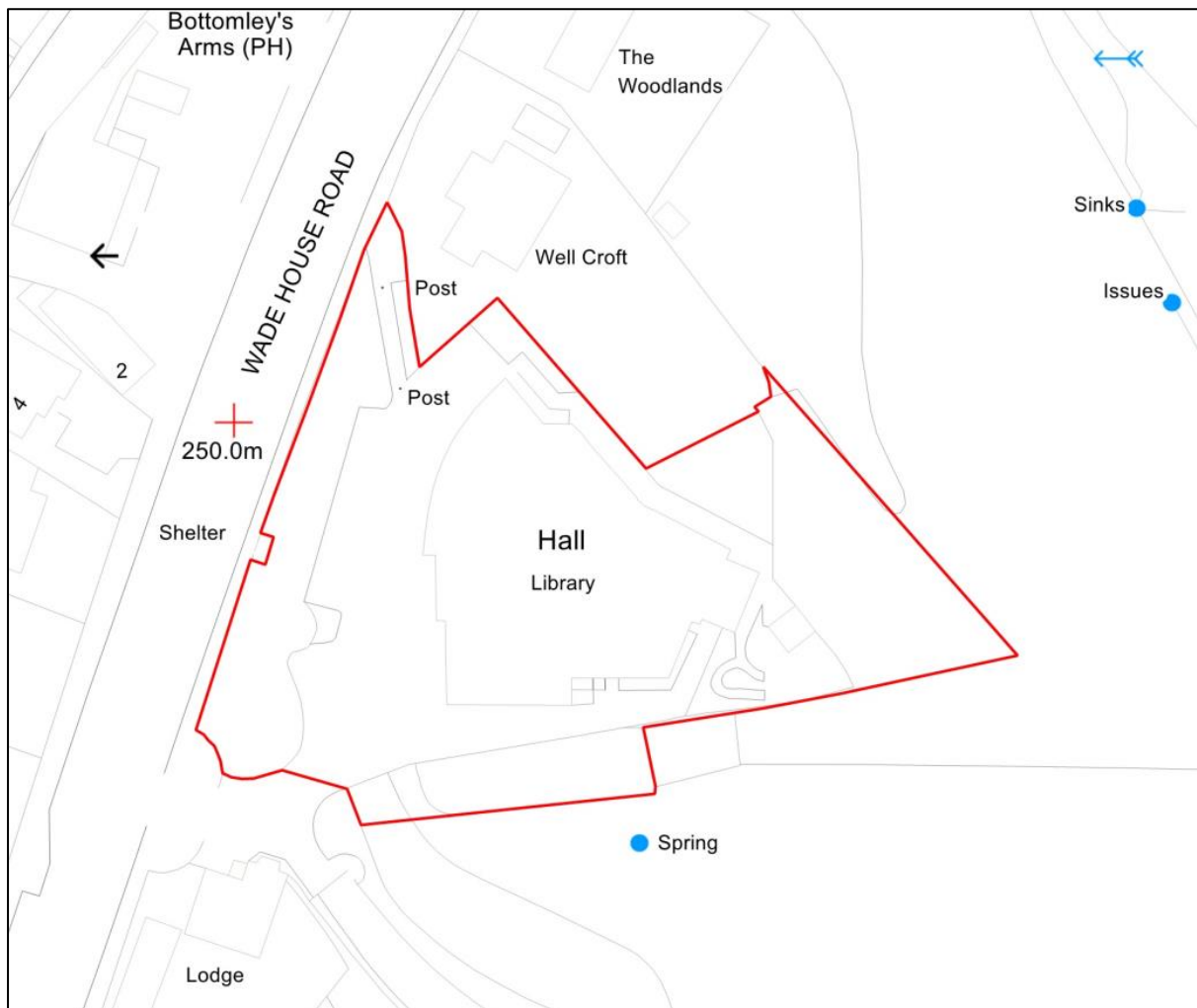
The property offers private onsite parking, and a bus stop directly adjacent to the property. Schools, shops, offices and other local amenities are within walking distance within a predominantly residential location on Wade House Road.

The location of the property is shown with a red dot on the plan below:



Description of Property

The subject property was constructed in the 1970s and briefly comprises a two-storey brick-built meeting hall constructed around a steel framework. The building is partly let but predominantly vacant with a main entrance at the front of the property. See occupation details below. The vacant area on the upper ground floor (entrance to the property) comprises the former Shelf Hall Library, a large auditorium and stage area, a function room with bar and kitchen facility and ancillary rooms.



Occupation Agreements

The property has one tenant (Shelf Pre-School) demised to the lower ground floor level in a self-contained unit with a separate entrance to the rear and produces a rental income of £5,300 per annum.

There is land to the rear of the property which is currently licenced to an adjacent resident. This licence is not transferable as it is personable between the two parties.

Further details regarding both agreements are available on request.

Title Restrictions and Legal Notices

There is a restrictive covenant on the Registered of Title which requires for community provision as its permitted use.

There is a restrictive covenant on the Register of Title which requires that no bill posting stations are erected or used and no commercial advertising of any kind is exhibited or displayed on any part of the land.

Some of the land within this property has been identified as Open Space under the Town and Country Planning Act 1990. This requires the Council to publish open space notices regarding the disposal of the land and invite any objections, which could have implications on the sale of the property.

Accommodation

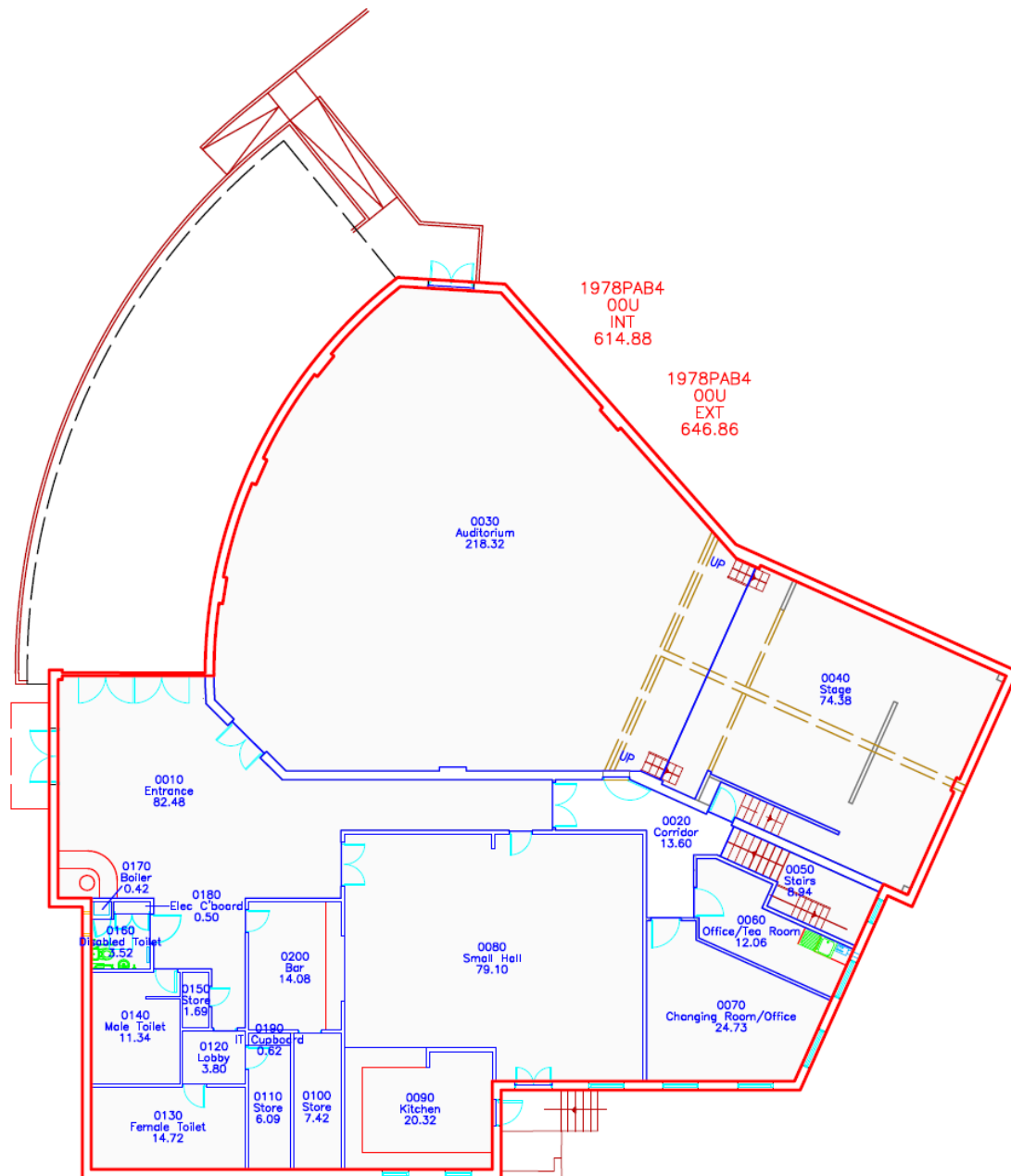
The property provides the following accommodation:

Rooms	GIA (m2)	GIA (ft2)
Library	95.43	1027.2
Pre-school	118.69	1277.6
Ancillary Rooms	400.87	4314.9
Total (20 Rooms)	614.99	6619.7

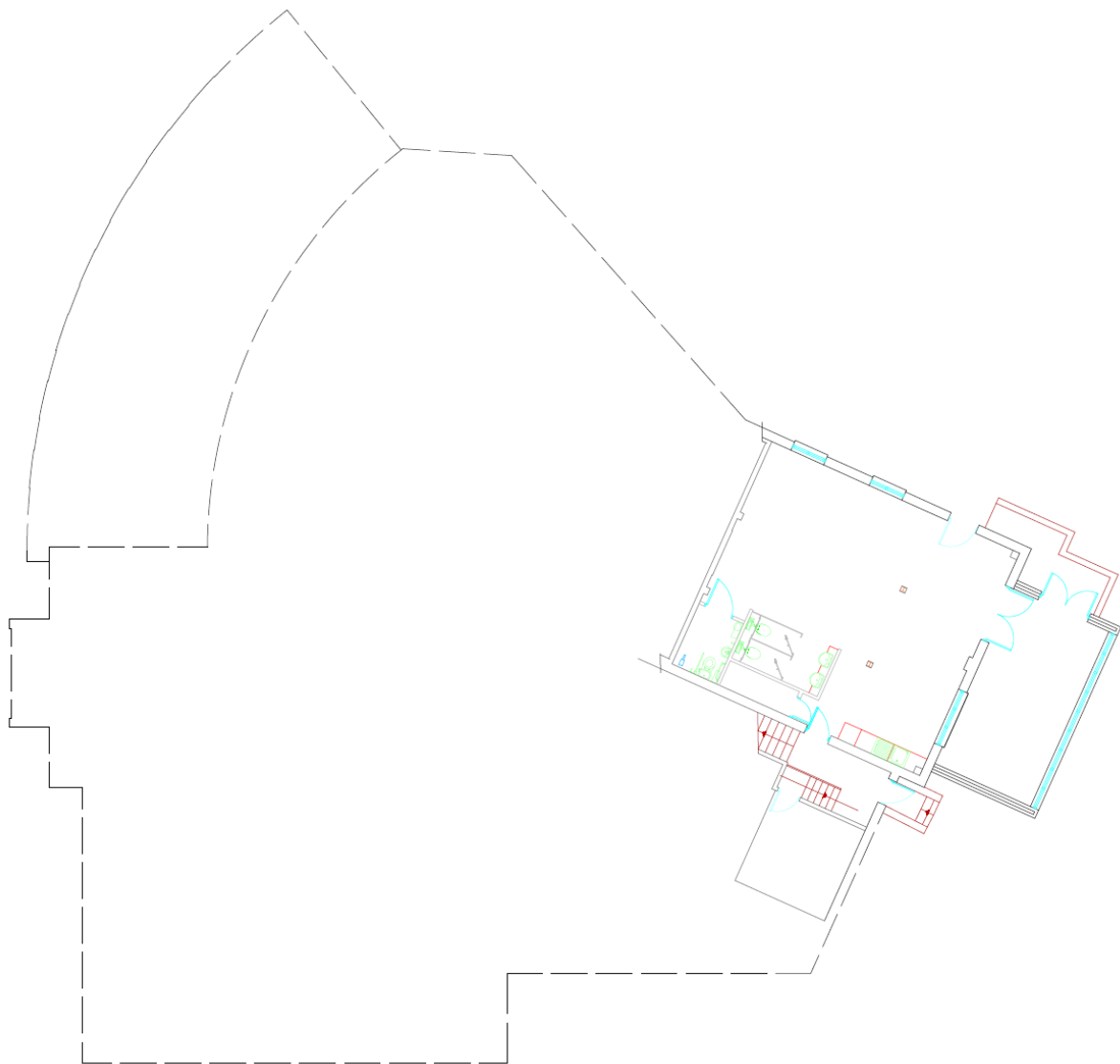
	Hectares	Acres
External Area	0.229	0.57
Total site area including building	0.39	0.76

Floor Plans

Upper Ground Floor (entrance to the property)



Lower Ground Floor



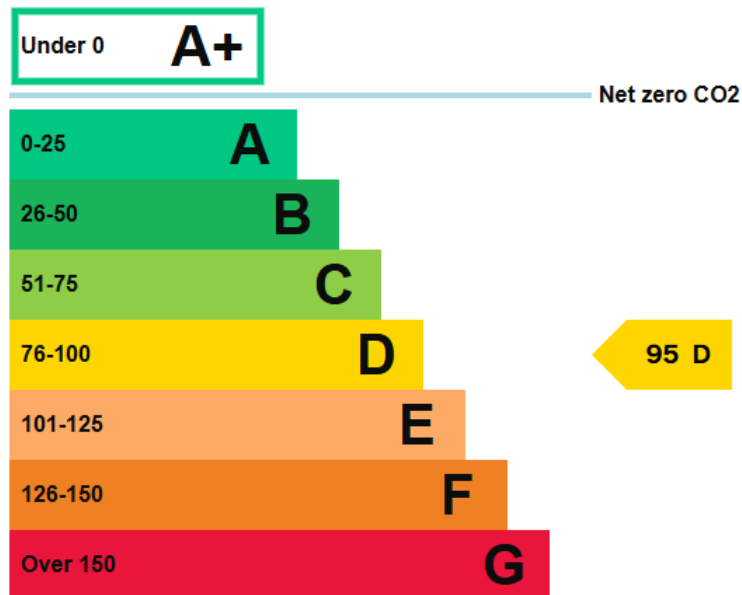
Energy Performance Certificate

The property has been assessed as having an Energy Performance Asset Rating of **D** as illustrated below and the certificate can also be viewed in the link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Price

Offers are invited, which are exclusive of rates.

A 10% deposit is required on Exchange of Contract and the balance on Completion.

Terms of Sale

The Freehold Interest of the property is available For Sale subject to the existing tenancy.

VAT

The sale price is **exclusive** of VAT

Legal and Surveyor Fees

It will be the responsibility of the purchaser to pay the vendor's legal and surveyor fees. Further information is available upon request.

Rateable Value

The property has been assessed with three Rateables Values.

- Shelf Library- £7,200
- Shelf Pre-school- £2,550
- Shelf Village Hall- £12,750

The uniform business rate for the financial year 2024/25 is £0.546 reducing to £0.499 for small businesses.

More business rates relief may be available. For more details, contact:

Business Rates, Revenues Service:

- Address: PO Box 51, Halifax. HX1 1TP.
- Phone: 01422 393699.
- Email: business.rates@calderdale.gov.uk.

Planning

Prospective tenants are strongly advised to satisfy themselves that their proposals for the property are acceptable in planning terms prior to submitting an offer. The prospective tenant is to be responsible for obtaining all necessary planning permissions, which may be required in connection with the use of the premises.

We would encourage any prospective bidders to discuss the more precise details of your proposals with the planning department.

For further information contact Calderdale Council's Planning Services on 01422 392237.

Viewings & Enquiries

For more information or to arrange a viewing, please contact:

Estate Management, Corporate Asset and Facilities Management at:

- Mark Redfern: mark.redfern@calderdale.gov.uk or
Sopiah Miah: sopiah.miah@calderdale.gov.uk
- Phone: 01422 392004
- Email: estate.management@calderdale.gov.uk

Make an Offer

Please complete the Offer Form and email it to

estate.management@calderdale.gov.uk or post to the address detailed on the offer form.

Misrepresentation Act

Calderdale Council, as seller, gives notice that –

- These particulars do not constitute any part of any offer or contract.
- All statements contained in these sales particulars as to the property are made without responsibility on the part of the Vendor.
- None of the statements contained in these particulars as to the property are to be relied upon as statements of fact.
- Any prospective applicant must satisfy themselves as to the correctness of each of the matters in these particulars. (By inspection or otherwise.)
- The Council makes no representation or warranty in relation to the property, or the accuracy of the information in relation to the property. It is the responsibility of the buyer to seek its own information and advice.
- Any plans in these particulars, as to routes of services, drains, sewers and such, are a general guide only.
 - No warranty as to their correctness is given or implied.
 - The plans must not be relied upon for excavation works in the vicinity of the sewers, drains and such.
 - The prospective applicant must also make their own inquiries as to:
 - The location of such drains, sewers and other services;
 - Located on, under or in the area of the property.

PRIVACY NOTICE

Calderdale Council is registered with the information Commissioners Office (ICO) under the provisions of the Data Protection Act 1998. The Council takes its responsibilities under the Act very seriously.

The information provided by you is collected purely for the administration of your application for the sale of this property/land. We need to collect this information in order to consider your application and for the completion of a potential sale should you be successful in your application. Processing your data is necessary for the performance of a contract to which the data subject is party or in order to take steps at the request of the data subject prior to entering into a contract.

You have the right to see what information is held about you, to have inaccurate information corrected, to have information removed from our system unless we are required by law or a statutory purpose to keep it. Completion of this form/sharing your information with us constitutes explicit consent from you for us to process your data

for this purpose. You may withdraw this consent at any time by writing to Lee Wigley, Estates Manager, Princess Buildings, Princess Street, Halifax, HX1 1TP.

You also have the right to complain to the Data Protection Officer if you feel that your data has not been handled in accordance with the law.

The Councils Data Protection Officer is Tracie Robinson and can be contacted at information_management@calderdale.gov.uk

Your name, contact details and details of your request are recorded electronically on our system. The information will be retained whilst the Council is assessing your application; unsuccessful applications will be kept until the sale to the successful party completes, whilst successful applications will be kept for 6 years.