

FOR SALE

**WORKSHOP PREMISES
SOUTH LANE
ELLAND
WEST YORKSHIRE
HX5 0HJ**

- FORMER ENGINEERING WORKSHOP WITH REDEVELOPMENT POTENTIAL
- GIA: 15,464 SQ FT (1,436.61 SQ M)
- SITE AREA: 0.56 ACRES (0.23 HA)



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Workshop Premises
South Lane
Elland
HX5 0HJ

- **FORMER ENGINEERING WORKSHOP UNIT WITH REDEVELOPMENT POTENTIAL**
- **GIA: 15,464 SQ FT (1436.61 SQ M)**
- **SITE AREA: 0.56 ACRES (0.23 HA)**

Location

The property is situated along South Lane located off Huddersfield Road within the Halifax subsidiary of Elland. Halifax Town Centre is located some 4 miles north with junction 24 of the M62 motorway around 2 miles to the south.

Accommodation

The Total Approximate gross internal floor areas are:

	Sq Ft	Sq M
Total Approximate GIA	15,464	1,436.61

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Description

The property comprises a single storey triple bay former engineering workshop unit together with administrative offices and further workshop situated to the front. The workshop benefits from;

- Solid concrete floor:
- Fluorescent strip lighting:
- Minimum internal working eaves height of approximately 3.66m (12ft):
- Drive-in roller shutter vehicular loading access and separate double sliding door:
- Internal office and relevant w/c facilities.

Externally there is a concrete surfaced secure service yard together with apron forecourt to the front.

The total site area extends to approximately 0.56 acres (0.23 Hectares), or thereabouts which would potentially suit redevelopment or yard/compound.

Mains services to include electric, gas, water and drainage are connected to the property. These services have not been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Price

Offers in the Region of £500,000 for the unencumbered Freehold Interest.

Rateable Value

The property has been assessed for Uniform Business Rates with a Rateable Value of £28,750.



EPC

The property has been assessed with an EPC rating of E (103).

Terms

The Freehold Interest of the property is available with the benefit of Full Vacant possession.

VAT

The price quoted is exclusive of VAT (if applicable).

Legal Fees

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

Viewing

For further information or if you wish to arrange a viewing, please contact the sole selling agents:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 17487

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Property House, Lister Lane, Halifax, HX1 5AS

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