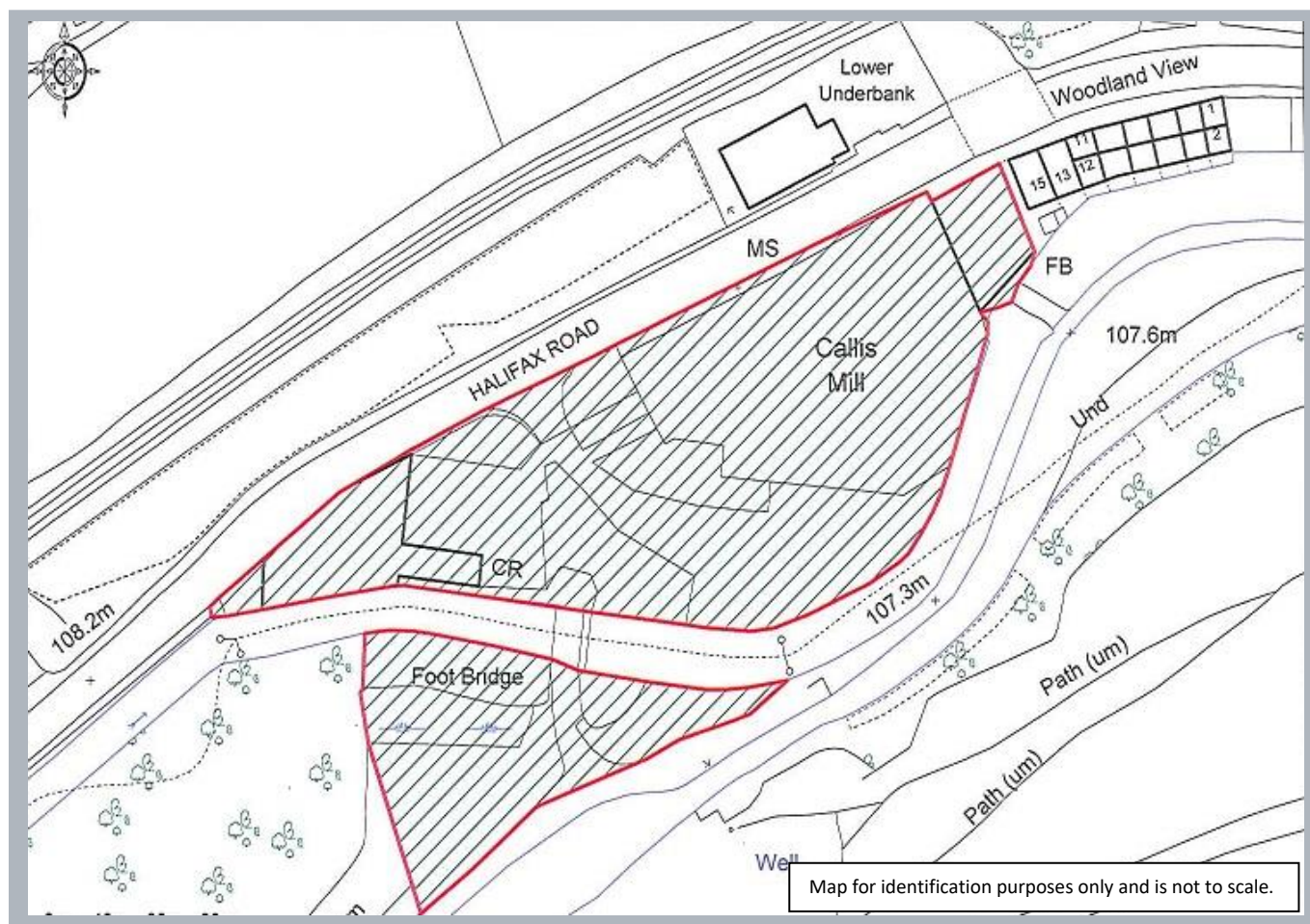


TO LET (May Sell)

Callis Mill

Halifax Road
Hebden Bridge
HX7 6PJ

- **Site comprising yard, buildings & land**
- **Development potential STPP**
- **Unique opportunity**
- **Prominent location**



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Callis Mill

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- **Site comprising yard, buildings and land**
- **Development potential STPP**
- **Unique opportunity**
- **Prominent location**
- **Good road links**

Location

The site occupies a prominent position adjacent to the main A646 Halifax Road approximately 2 miles from the centre of the popular tourist attraction that is Hebden Bridge. Halifax Town Centre is located approximately 9 miles to the east with Burnley Town Centre located approximately 11 miles to the west.

Hebden Bridge Train Station, which lies on the Leeds/Manchester line is within close proximity along with several bus routes.

Description

The property comprises the former Callis Mill site. A large section of the property known as Callis Mill has now been demolished leaving a large yard area together with two derelict buildings. In addition there is also a piece of land to the rear of the site which can be accessed by way of a footbridge directly from the main yard area.

Access to the site is provided directly off Halifax Road with the entrance benefitting from being recessed and gated.

Accommodation

The Total Approximate Gross Site Areas are:		
Yard and Buildings	0.598 Ha	1.477 Acres
Land to the rear	0.176 Ha	0.434 Acres
Total Approximate GSA	0.774 Ha	1.911 Acres

Services

We understand that the site is serviced from the road but these services would require reconnecting.

Please note that we have not tried or tested any of the services and it is left to interested parties to satisfy themselves

Rateable Value

The Valuation Office Agency website indicates the properties have been assessed for Business Rates as follows;

Rateable Value – To be re-assessed.

EPC

The properties have the following Energy Performance ratings;

To be confirmed.



Property House, Lister Lane, Halifax, HX1 5AS

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Terms

The site is available to rent as a whole for a term of years to be agreed. Any lease will be contracted outside the security of tenure provisions contained within Part II of the Landlord and Tenant Act 1954.

Rent

Asking rent £30,000 per annum exclusive.

Price

The freehold Interest is available with the price on application.

Vat

The rent quoted is exclusive of any VAT the landlord may choose of have a duty to impose.

Legal Fees

The tenant will be responsible for a contribution towards the landlord's legal fees in any transaction.

Viewing

For further information and viewing arrangements please contact the letting agents:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: Jul-15 34309