

FOR SALE

10 PELLON LANE
Halifax, HX1 5SP



PROMINENT OFFICE BUILDING WITH DISPLAY FRONTAGE

206.42m² (2,222ft²)

- Edge of Town Centre location
- Good links to the A58 linking Halifax with Junction 24 of the M62 Motorway Network at Ainley Top
- Suitable for investment, owner occupation or development purposes and for a variety of uses subject to obtaining relevant planning consent
- Freehold

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10 PELLON LANE, HALIFAX, HX1 5SP

FREEHOLD OFFICE BUILDING WITH DISPLAY FRONTAGE

The property comprises a inner terrace three storey office building with basement constructed of stone under a pitched slate covered roof incorporation PVCu double glazed window units.

The property is situated on the edge of Halifax Town Centre in a mixed residential and commercial area. It is within walking distance of all the amenities provided by the Town Centre and situated along Pellon Lane which is one of the main arterial routes serving the Town Centre and provides good links to the A58 and A629 making all areas within the Calderdale area within easy reach in addition to providing good access to the M62 Motorway Network at Ainley Top along the A629 to the south east.

The property has accommodation over four floors extending to a net internal floor area of 2,222ft² with ground floor timber framed display windows fronting the main road. The premises have most recently been occupied by a solicitors practice and would suit the continuation of this or similar uses or alternative commercial or residential uses subject to obtaining the relevant planning consents.

ACCOMMODATION

■ BASEMENT	49.14m ² (529ft ²)
Including a range of stores and offices Staff kitchen and toilet facilities	
■ GROUND FLOOR	64.86m ² (698ft ²)
Including large reception office Two private offices Staff kitchen	
■ FIRST FLOOR	35.16m ² (378ft ²)
Including landing Four partitioned offices	
■ SECOND FLOOR	57.27m ² (616ft ²)
Four partitioned offices	

Net Internal Floor Area 206.42m² (2,222ft²)
Gross Internal Floor Area 260.68m² (2,805ft²)

ASKING PRICE

£175,000

TENURE

Freehold

RATEABLE VALUE

£7,900

This will be charged back by the local Rating Office at the Uniform Business Rate of 47.9p or 46.6p for small businesses (2017/18).

PLANNING

Premises has most recently been used as a solicitors office, planning having been granted, planning reference 03/01853/COU from a change of use from a hairdressers to an office under Use Class A2 of the Town & Country Planning Act 1987

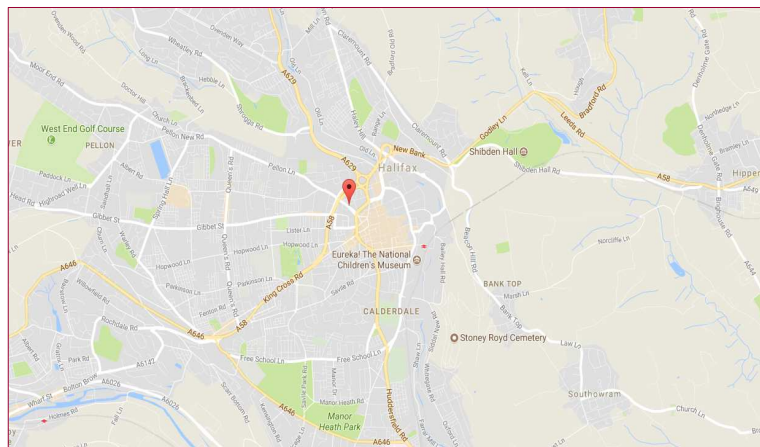
VIEWING

Contact the agents

VAT

VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: To be assessed



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

CONTACT

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