

bramleys By Auction

**10 PELLON LANE
HALIFAX
HX1 5SP**

auction | land | property



- **PROMINENT OFFICE BUILDING WITH DISPLAY FRONTAGE**
 - **306.42 SQM (2,222 SQFT)**
 - **EDGE OF TOWN CENTRE LOCATION**
 - **GOOD LINKS TO A58 LINKING HALIFAX WITH JUNCTION 24 OF M62**
 - **SUITABLE FOR INVESTMENT, OWNER OCCUPATION OR DEVELOPMENT PURPOSES**
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For Sale by Public Auction on Thursday, 6th June 2019 at 7.00pm

Venue:- The Revell Ward Suite, The John Smith's Stadium
Leeds Road, Huddersfield, HD1 6PG

Guide Price: In Excess Of £100,000

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 2,222 sqft 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 relevant planning consents.

The accommodation briefly comprises:-

BASEMENT:

49.14 sq mtr (529 sq ft)

Including:-

Range of stores and offices

Staff kitchen and toilet facilities

GROUND FLOOR:

64.86 sq mtr (698 sq ft)

Including:-

Large reception office

Two private offices

Staff kitchen

FIRST FLOOR:

35.16 sq mtr (378 sq ft)

Including:-

Landing

Four partitioned offices

SECOND FLOOR:

57.27 sq mtr (616 sq ft)

Including:-

Four partitioned offices

NET INTERNAL FLOOR AREA:

206.42 sq mtr

GROSS INTERNAL FLOOR AREA:

260.68 sq mtr

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.

VAT:

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

EPC ASSET RATING:

D

BOUNDARIES AND OWNERSHIP:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

AUCTIONEERS ADMINISTRATION CHARGE:

The successful purchaser will be required to pay an auctioneers administration charge of £750 inc VAT for each lot purchased whether the lot is purchased at the auction, prior to or after the auction. Cheques payable to Bramleys.

CONTRACT PACKAGE:

If you wish to receive legal documents, please visit www.auctiondocs.com/user/bramleys where legal packs we have received will be available. Alternatively, please contact the solicitor listed. Please note, larger documents such as architect's plans etc may be viewed at our offices. Copy documentation is available for inspection at our offices from receipt until the auction date.

TERMS:

The successful purchaser will be required to sign the contract on the night of the auction and to pay a deposit of not less than 10%. The balance of the purchase monies will be payable within 28 days. Under current legislation we are no longer permitted to accept cash as payment for deposit. All cheques, bankers drafts etc made payable to Bramleys.

SOLICITORS:

FAO: Kate Baxter
Smith Solicitor LLP
18 Portland Place
Halifax
HX1 2QN
Tel: 01422 383380

COUNCIL TAX BAND:

N/A

BLOCK VIEWINGS:

Wednesday, 15th May 2019 at 2.00pm
Wednesday, 22nd May 2019 at 2.00pm
Wednesday, 29th May 2019 at 2.00pm

DIRECTIONS:

Leave Bramleys Halifax office and head up George Square towards Bull Green roundabout. At the roundabout take the third exit along Cow Green before taking the second exit onto Pellon Lane. The property can be found a short distance along Pellon Lane on the right hand side.

Energy Performance Certificate

Non-Domestic Building

10, Pellon Lane
HALIFAX
HX1 5SP

Certificate Reference Number:
9862-3095-0811-0400-7101

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

94

This is how energy efficient the building is.

Technical Information

Main heating fuel:

Natural Gas

Building environment:

Heating and Natural Ventilation

Total useful floor area (m²):

259

Assessment Level:

3

Building emission rate (kgCO₂/m² per year):

73.77

Primary energy use (kWh/m² per year):

430.69

Benchmarks

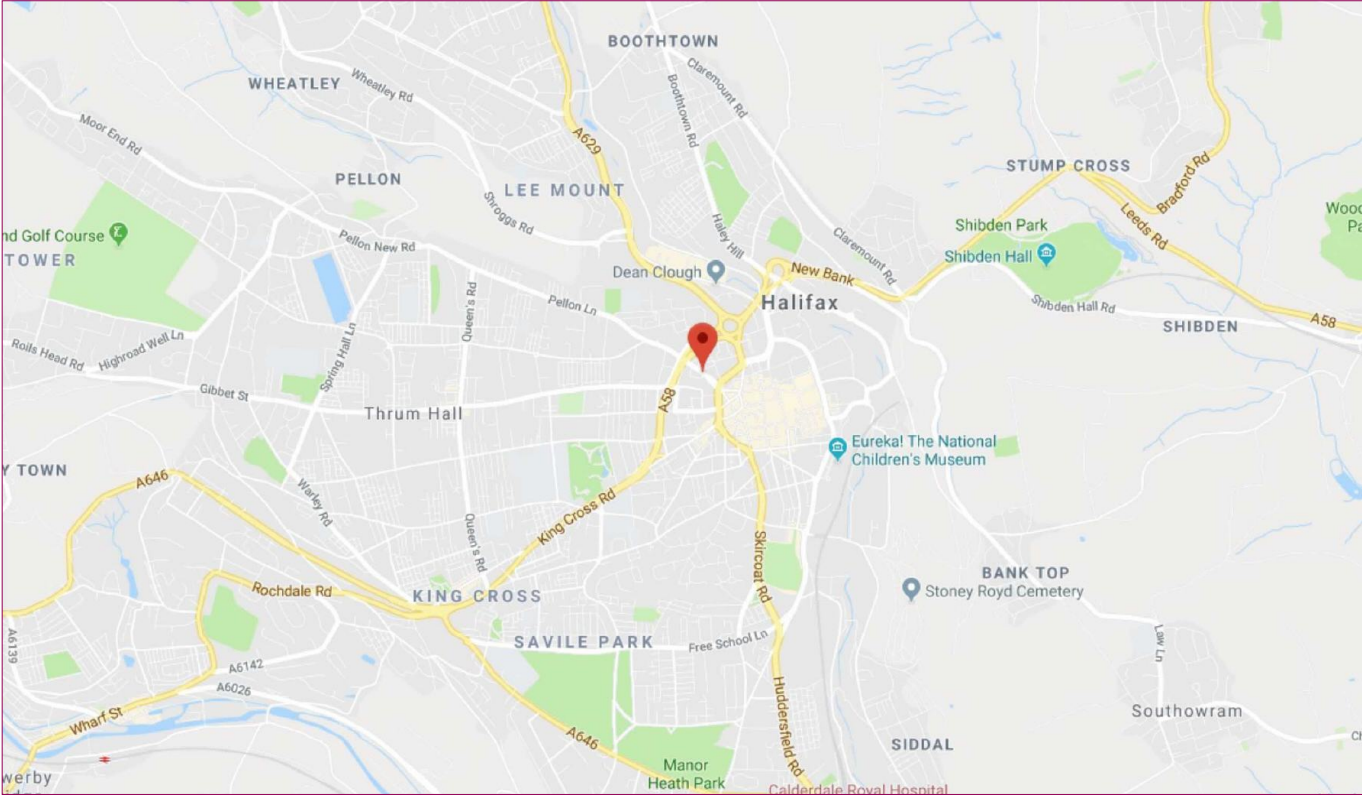
Buildings similar to this one could have ratings as follows:

22

If newly built

63

If typical of the existing stock



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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

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