



Michael Steel & Co
PROPERTY CONSULTANTS

DUE TO RELOCATION

FOR SALE

HIGH PROFILE

COMMERCIAL/GARAGE

PREMISES

**HALIFAX ROAD, HIPPERHOLME, NR HALIFAX,
WEST YORKSHIRE, HX3 8ER**

1,665m² (17,918 sq. ft) on 1.431 acres or thereabouts



- Predominantly single storey industrial/garage premises
- Conveniently located close to intersection of main A58 Halifax Road with Brighouse Road ('Hipperholme traffic lights') and accessible to both Junction 25 & 26 of the M62
- Benefitting from external loading/parking & display space and suitable for a variety of industrial/commercial uses (STP)

0113 2348999

Location

The premises are situated with a significant frontage to the main A58 Halifax Road close to its junction with the equally busy A644 Brighouse Road. Being only a short distance from 'Hipperholme lights' junction the premises are well located for access to Halifax, Brighouse and Bradford, along with the motorway network.

The site is well located for Junctions 25 (Brighouse) and Junction 26 (Cleckheaton) of the M62 both being within 6.3 miles.

Description

The premises comprise a series of predominantly single storey industrial/garage workshop buildings, some of which are interconnecting, with part being first floor accommodation.



The buildings are situated on a self contained site (former petrol filling station and garage) with external yard/parking along with display space immediately adjacent the premises to the main A58 Halifax Road.



Total Site Area 0.58 ha (1.431 acres) or thereabouts

Accommodation

Single storey workshop	629m ² (6,771 sq. ft)
Single storey workshop	227m ² (2,442 sq. ft)
Single storey works/former MOT bay	324m ² (3,487 sq. ft)
Single storey workshop	113m ² (1,219 sq. ft)

Ground floor offices	157.94m ² (1,700 sq. ft)
First floor offices	157.94m ² (1,700 sq. ft)
Single storey workshop/store	56m ² (599 sq. ft)

Gross Internal Floor Area 1,665m² (17,918 sq. ft)

Services

We are advised the premises benefit from mains water, sewer drainage and electricity along with individual appliances including heating and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Energy Performance Certificate

The premises have an EPC rating of E (114) and a copy is available upon request.

Rating

We are advised by the Valuation Office website the premises are assessed for rating purposes.

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We understand the site has previously been used for vehicle sales and repairs.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale Council Tel: 01422 288002

Price

Seeking offers in the region of £1.5m.

VAT

The price is quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Richard Barker

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Our Ref: 3535/A/M
September 2024

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.