



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**PROMINENT TOWN CENTRE
BUILDING WITH CONVERSION
POTENTIAL**

**CENTRAL HALL, CORONATION STREET, ELLAND,
WEST YORKSHIRE, HX5 0DF**

456m² (4,413 sq. ft)



- Stone built principally two storey commercial/retail building – ground floor tenant to relocate spring 2025
- Conveniently located centre of Elland close to junction with Southgate and Elland occupiers include B&M, Aldi & large Morrisons supermarket
- Suitable for re-letting or alternatively comprehensive redevelopment (STP) with indicative plans for 10 apartments

0113 2348999

Location

Central Hall is situated with a frontage to Coronation Street close to its junction with Southgate within walking distance of Elland town centre. Occupiers around Elland centre include B&M and Aldi along with a large Morrisons supermarket on Briggate.

Elland is 4 miles from the centre of Halifax and only a short distance off Elland bypass which links Halifax town centre with Junction 24 of the M62 (Ainley Top).

Description

Central Hall is a two storey and attic commercial building with the ground floor presently occupied by a ski accessory retailer (due to vacate in May 2025). The upper floor has most recently been used for storage albeit indicative plans have been prepared showing the conversion of the whole building into 10 apartments (with an indication of four 2 beds and six 1 bed apartments).



Accommodation

Ground floor	205.71m ² (2,214 sq. ft)
First floor	200.66m ² (2,160 sq. ft)
Second floor	50.08m ² (539 sq. ft)

Gross Internal Floor Area 456m² (4,913 sq. ft)

Services

We are advised Central Hall benefits from mains electricity, water and sewer drainage along with individual 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.

Non Domestic Rating

We are verbally advised by the Valuation Office website the premises are assessed as:-

Ground Floor	RV £16,500
First Floor	RV £14,250
Second Floor	RV £870

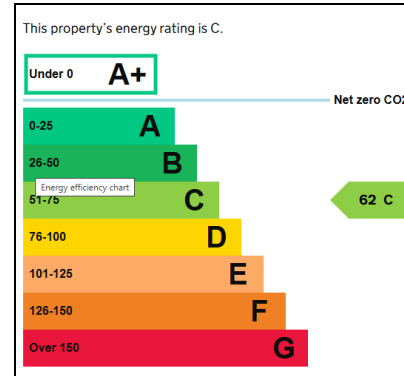
The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We understand Central Hall is situated within Elland town centre within the Conservation Area and the existing use allows retail/showroom on the ground floor. The premises are also suitable for possible conversion to residential – indicative scheme available on request showing up to 10 apartments – although no planning has been submitted.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale Council Tel: 01422 288001.

Energy Performance Certificate



Vacant Possession

The property will be available with vacant possession from May 2025 (due to relocation of the ground floor tenant),

Price

Seeking offers in the region of £350,000.

VAT

All prices are 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
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 3601/A/M
March 2025

Subject to Contract



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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.