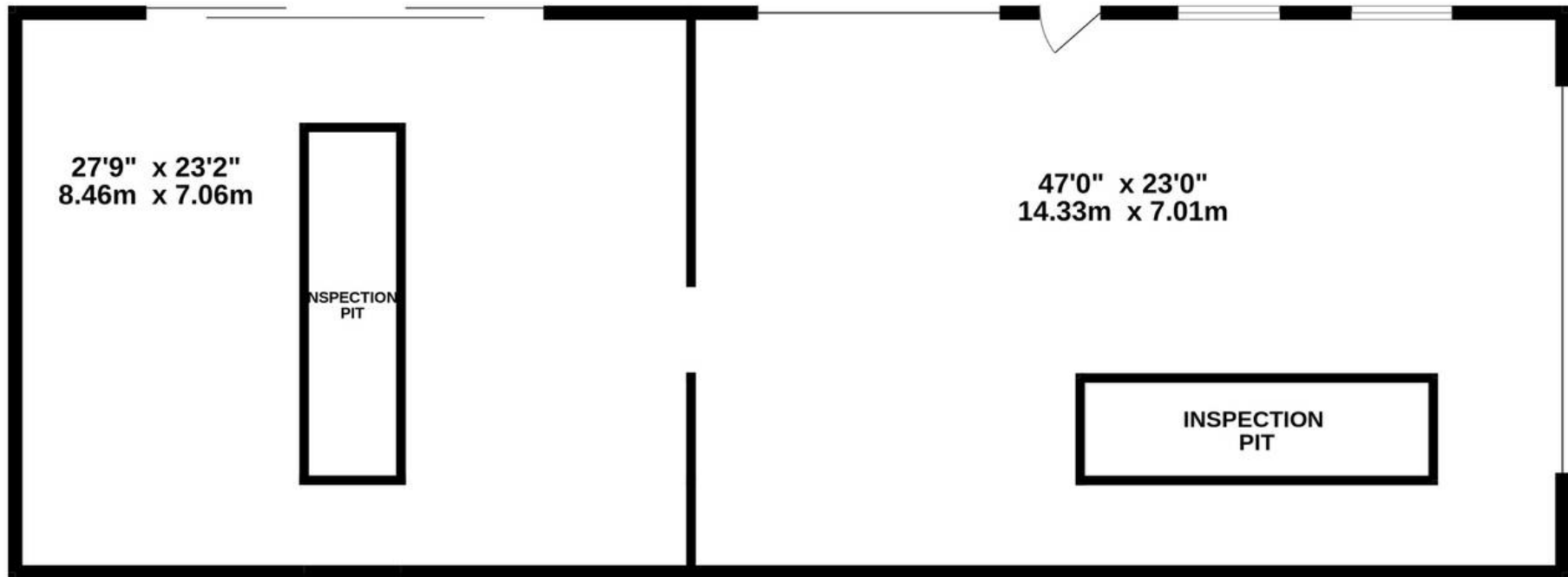




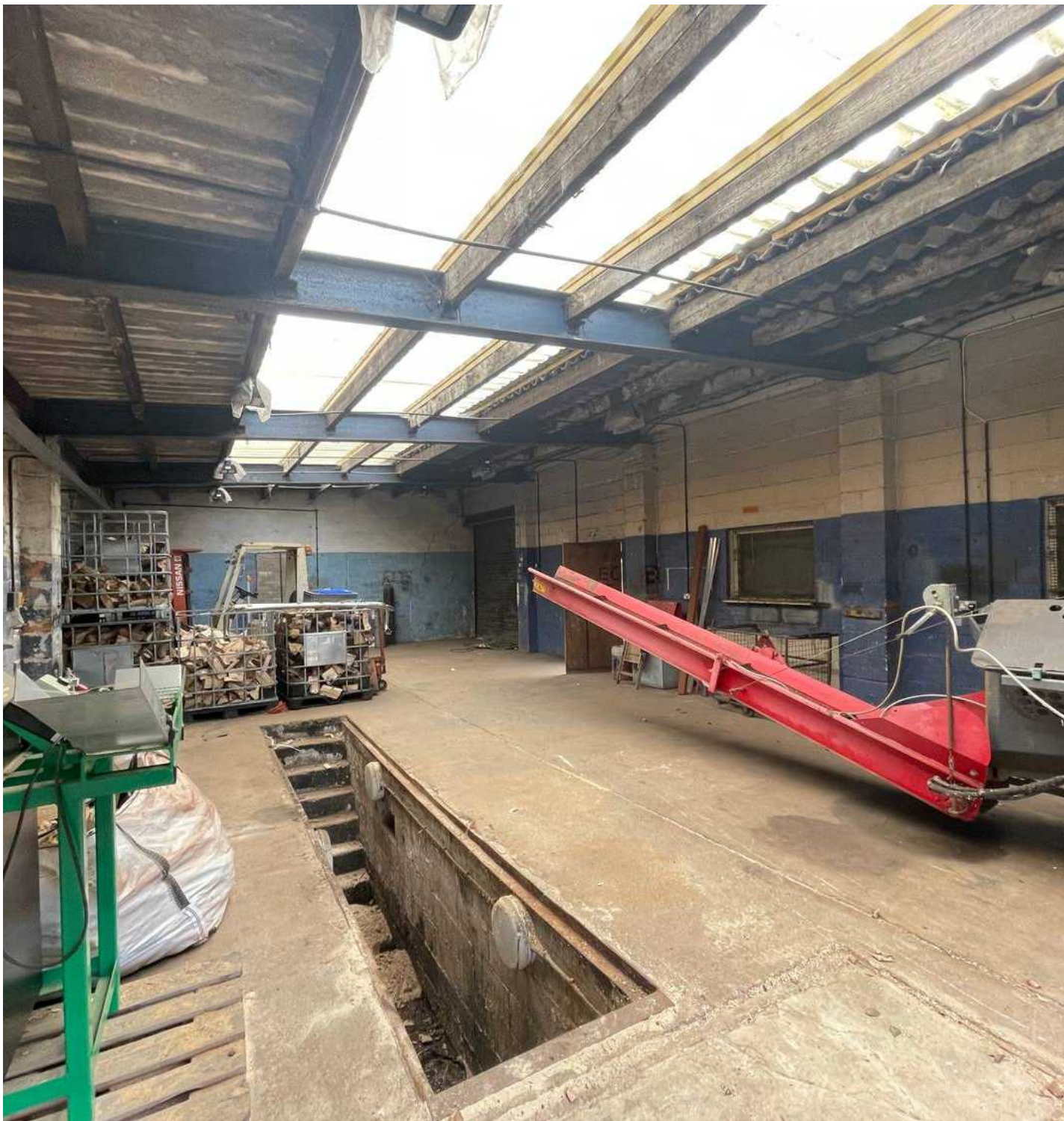
Whiteley Arches Garage, Calderside
Hebden Bridge

In Excess of **£275,000**



CALDERSIDE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whiteley Arches Garage

Calderside, Hebden Bridge

***BEST AND FINAL OFFERS TO BE RECEIVED BY
MIDDAY ON FRIDAY THE 11TH OF OCTOBER***

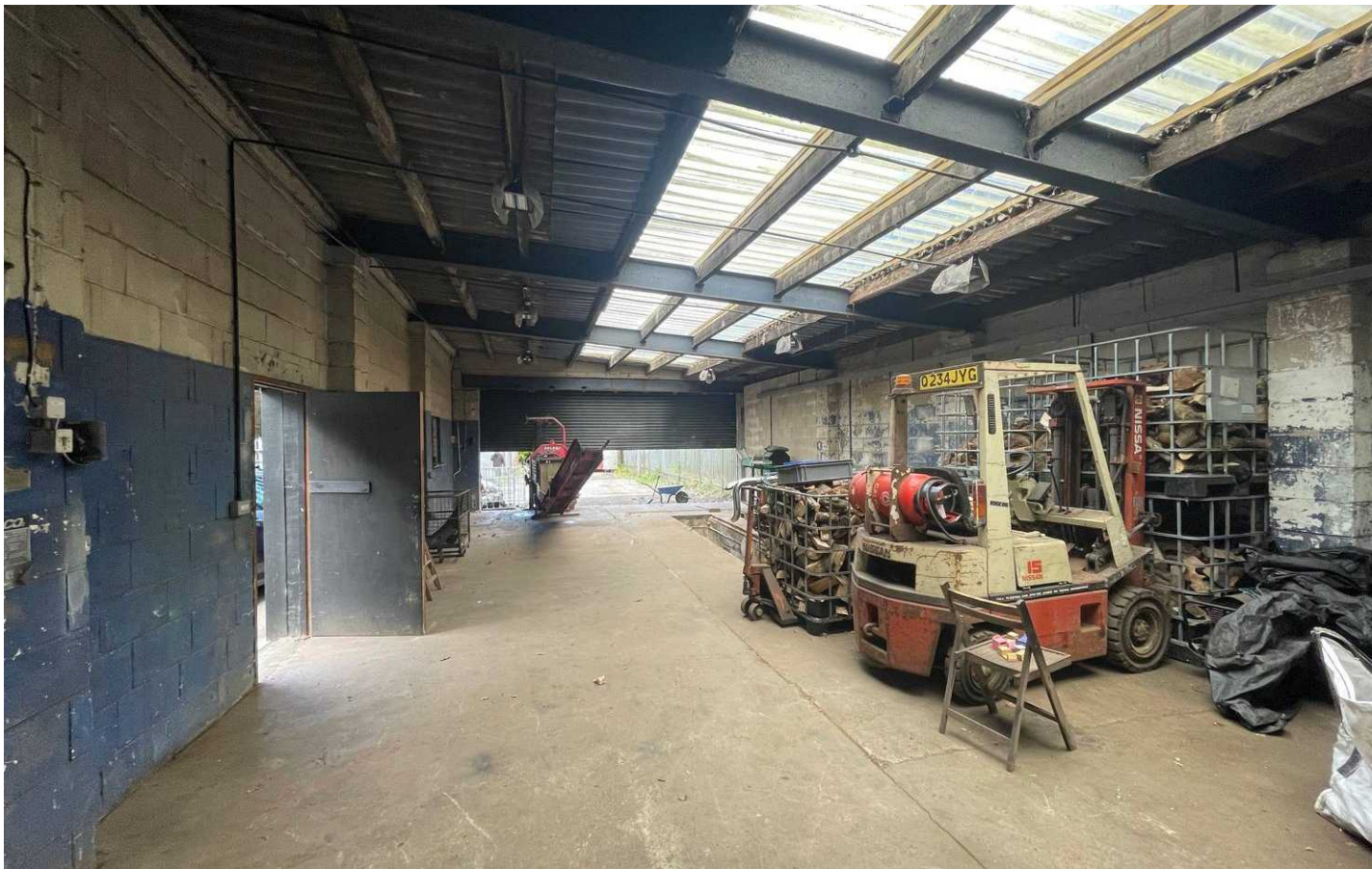
Whiteley Arches Garage is located approximately half a mile from Hebden Bridge centre travelling towards Todmorden and stands in a secure fenced area of circa 0.13 of an acre, incorporating two large inter connected garages each having a wide vehicular access, inspection pit, three phase power, light and water.

Garage one 27'9" by 23'2" (647 square feet)

Garage two 47' by 23' (1081 square feet).

There are two gated entry points into the site, parking for a number of vehicles and included in the sale is a 40', High Cube shipping container.





Garage One

27' 9" x 23' 2" (8.46m x 7.06m)

This is approached through sliding doors measuring 25'2" across by 12'6" high. There is an inspection pit, three phase power and light. To one side a doorway gives access to garage two.

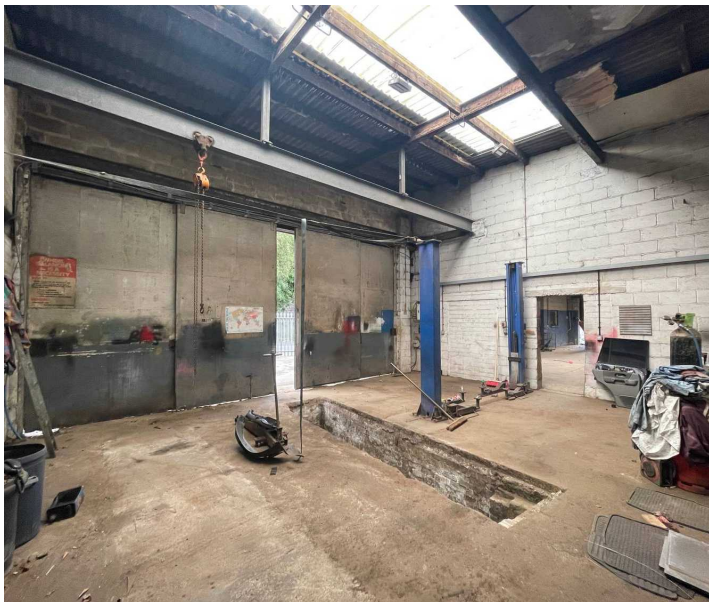
Garage Two

47' 0" x 23' 0" (14.33m x 7.01m)

This has a courtesy door, two windows, electric roller door adjacent to the courtesy door and this measures 9'8" wide by 9' high, there is further larger electric roller door at the far end which measures 20'6" wide by 9'2" high, there is an inspection pit, three phase power, light and cold water tap.

External

The premises have secure metal fence panels to both front and rear elevations, together with twin metal gates giving access to garage one and a second set of twin metal gates giving access to garage two. There is also parking for a number of vehicles. It should be noted there is also mains drainage for toilet facilities to be installed.



Additional Details

Electric- the property has three phase electric
Directions- using satellite navigation enter the postcode HX7 6NG or alternatively from the centre of Hebden Bridge continue for approximately half a mile towards Todmorden where the property will be found just beyond the railway arches on the left hand side.



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main 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 in situ 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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Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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