

TO LET

**LAND AT HALIFAX ROAD
SHELF
HALIFAX
HX3 7JT**

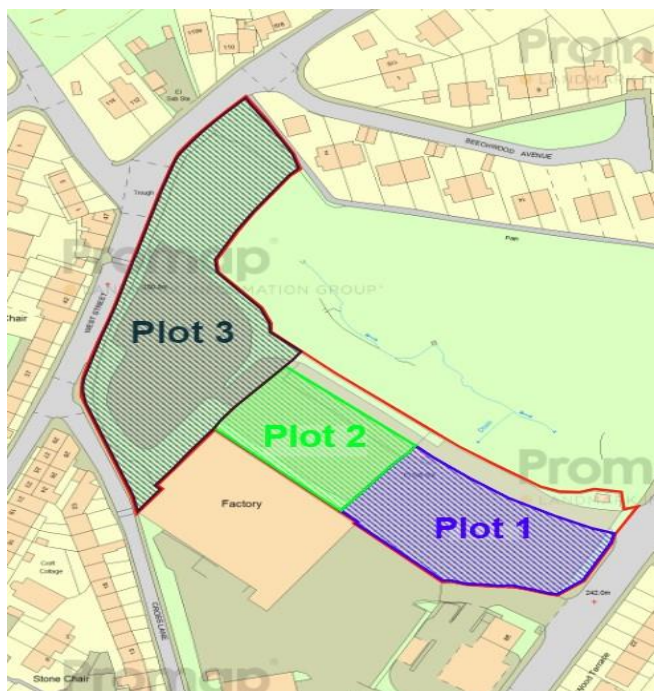
- SECURE YARD
- 0.39 - 2.44 ACRES
- EXTREMELY PROMINENT MAIN ROAD LOCATION



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Location

The premises are situated occupying an extremely prominent position fronting onto the busy main A6036 Halifax Road, in Shelf. The property is approximately 4 miles from both Bradford and Halifax centres.

Description

The premises briefly comprise a 2.44 acre parcel of land prominently placed on the busy A6036 Halifax Road on the outskirts of Shelf, adjacent to the ESSO Petrol Station.

The land totals 2.44 acres in total comprising of both a hard-standing area and hardcore/roughly surfaced areas. The land is considered suitable for a variety of commercial storage uses. Access is provided directly from both the main A6036 Halifax Road and Shelf Hall Lane. The parcel of land is able to be let either as a whole or in separate plots as indicated.

All mains services are understood to be available but not currently connected. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Accommodation

The Total Approximate site areas are:		
	Acres	Hectares
Plot 1	0.57	0.23
Plot 2	0.39	0.16
Plot 3	1.21	0.49
Entire Site	2.44	0.99
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a term to be agreed. All leases will be excluded from the Landlord and Tenant Act 1954.

Rental

Plot 1: £35,000 Per Annum Exclusive

Plot 2: £20,000 Per Annum Exclusive

Plot 3: £48,000 Per Annum Exclusive

VAT

Any rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred in letting transaction.

Viewing

For further information or if you wish to arrange a viewing, please contact the sole letting agents:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 42234

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Property House, Lister Lane, Halifax, HX1 5AS

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