

FOR SALE

**41 ELIZABETH STREET & 1
FRANCES STREET
ELLAND
HX5 0JH**

- 3,023 SQ FT (280.84 SQ M)
- OPPORTUNITY FOR FURTHER DEVELOPMENT (PLANNING PERMISSION FOR TWO DUPLEX TWO BEDROOM APARTMENTS)
- INCOME GENERATING WITH POTENTIAL TO INCREASE
- MIXED USE INVESTMENT - OFFICES & RESIDENTIAL



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Location

The property is located on the corner of two residential streets in Elland. The property enjoys easy access to the M62 Motorway with junction 24 within approx 1 mile.

Description

The stone built property is located on the corner of two residential streets in Elland, it briefly comprises; four one bedroom apartments to the first & second floors and offices to the ground floor & basement, with planning permission for conversion to a further two Duplex two bedroomed apartments.

The four apartments are all currently tenanted:

- 1a Frances Street - £400pcm
- 1b Frances Street - £300pcm
- 1c Frances Street - £375pcm
- 1d Frances Street - £400pcm.

Planning permission was granted by Calderdale MBC on 27th May 2022. Planning Application Number 21/01447/FULL. This planning permission is for conversion of the accommodation listed above in the basement and on the ground floor, creating two Duplex two bedroomed apartments.

Mains services connected to the premises include electricity, gas, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Price

£350,000 For The Freehold



Property House, Lister Lane, Halifax, HX1 5AS

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	3,023	280.84

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.

Rateable Value

The property has been assessed for uniform business rates with a Rateable Value of £6,400.

EPC

The property has been assessed with an EPC rating of:

- 41 Elizabeth Street – C (74)
- 1a Frances Street - C (71)
- 1b Frances Street - C (73)
- 1c Frances Street - C (69)
- 1d Frances Street - D (66)

Terms

The Freehold Interest of the property is available For Sale.

VAT

The prices quoted are exclusive of VAT (if applicable).

Legal Fees

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

Viewing

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

Yasmin Lee

Direct Line: 01422 430026
Email: yasmin.lee@walkersingleton.co.uk

Johnjoe Wright

Direct Line: 01422 430020
Email: johnjoe.wright@walkersingleton.co.uk

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