

FOR SALE

**UNIT 10
MIALL STREET MILL
BATTINSON ROAD
HALIFAX
HX1 4AE**

- INDUSTRIAL UNIT WITH DRIVE IN LOADING BAY
- 7,232 SQ FT (617.85 SQ M)



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Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	7,232	671.85
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 Business Rates Purposes with a Rateable Value of £7,100.

EPC

The property has been assessed with an EPC rating of TBC.

Terms

The Freehold Interest of the property is available For Sale. The property is tenanted with a 5 year lease from December 2020.

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

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 17623

Oct-23

Location

The premises are situated on Battinson Road approximately 1 mile west of Halifax town centre. Main road access to the premises is provided via Queens Road or Pellon Lane, a main arterial route. Surrounding uses include a mixture of residential and commercial occupiers.

Description

The property briefly comprises an industrial unit of a traditional stone built former textile mill internally benefiting from:

- Solid flooring;
- Fluorescent strip lighting;
- Drive-in access loading bay; and
- Relevant w/c facilities

The tenant is in a 5 year lease from December 2020 paying £6,900 per annum, increasing to £7,200 from the 4th year.

We understand that the premises benefit from all mains services with the exception of gas. These have not been tested and therefore we would advise that prospective tenants satisfy themselves as to their condition and suitability.

Price

£220,000 For The Freehold



Property House, Lister Lane, Halifax, HX1 5AS

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