



FOR SALE

Elland Wharf

Gas Works Lane
Elland
HX5 9HJ

- Prestigious Grade II Listed Canalside Character Office Investment
- Total NIA: 6,920 ft² (642.87 m²)
- Gross rental Income of £90,960 PAX
- Gross Initial Yield of 8.66%
- Potential Gross Reversionary Yield of 10.50%
- Within 2 Miles of Junction 24, M62 Motorway
- Generous Car Parking Provision



Location

The premises occupy a Canal side setting adjacent the Calder & Hebble Navigation accessed from Gas Works Lane off Elland Bridge within Elland Town Centre. Excellent main road communications exist with junction 24 of the M62 Motorway within 2 Miles via the A629 Calderdale Way. Leeds is located approximately 15 Miles to the East and Manchester approximately 25 Miles to the West.

Description

The property comprises a Grade II Listed former Canal moorings warehouse which has been sympathetically restored and converted to provide high grade office accommodation overlooking the Calder & Hebble Navigation Canal. The site has two principal buildings; The Warehouse and The Stables. A full refurbishment programme has been completed in the recent past and have been finished to a high specification whilst also retaining the original characterful features.

The Warehouse offers modern and characterful office accommodation set over three floors ranging 316 to 1,889 sq ft and has the added benefit of a large open plan meeting/break out space on the ground floor along with communal kitchen and WC facilities.

Facing The Warehouse on the opposite side of the car park is a converted stable block subdivided into a total of 3 suites with associated reception entrances, kitchen and w/c provision. Concertina doors fold back to reveal large, double-glazed doors providing a sense of space and naturally lit working space.

Externally, the premises are set in well-manicured grounds with onsite designated parking provision for 36 cars with the site having gated access off Gas Works Lane.

Tenancy Information

The Estate is currently producing £90,920 pax, a sale at this level reflects a Gross Initial Yield of 8.66%. A Full Tenancy Schedule is available upon request.

Price

Offers in the Region of £1,050,000

Rateable Value

All Rateable Values available upon Request.

VAT

All figures are subject to VAT, at the prevailing rate.

Legal Fees

Each party is responsible for their own legal fees incurred in the transaction.

Viewing

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

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Yasmin Lee

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