

Walker Singleton

FOR SALE

Ryburne Mill
Hanson Lane
Halifax
HX1 4SD

- FORMER MILL PREMISES WITH SECURE YARD
- GIA: 22,441 SQ FT (2,084.77 SQ M)
- POTENTIAL FOR REDEVELOPMENT (STPP)
- NORTHLIGHT WAREHOUSE WITH TWO STOREY OFFICES



FOR SALE

**Ryburne Mill
Hanson Lane
Halifax
HX1 4SD**



Location

The property is located along Hanson Lane at the junction with Ryburn Terrace in the West central area of Halifax, which is a mixed commercial and residential locality located approximately 1 mile east of the Town Centre. Halifax itself is the main commercial centre within the Metropolitan Borough of Calderdale and is located within the County of West Yorkshire. Nearby Towns and Cities include Huddersfield (6 miles south-east), Bradford (6.5 miles north-east) and Leeds (15 miles east).

Description

The property briefly comprises a traditional stone-lined former mill premises with industrial accommodation within a single storey Northlight section to the west and a two-storey building to the east.

The property benefits from having a personnel entrance on Hanson Lane with a reception area, offices to the first floor, w/c facilities and a basement providing storage. Drive in access to the industrial warehouse is provided to the rear of the property through the yard and tail dock loading from Ryburn Terrace. Externally, there is a secure gated yard area.

The premises benefit from all mains services to include 3-phase electricity. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Price

£850,000 For The Freehold

- **FORMER MILL PREMISES WITH SECURE YARD**
- **GIA: 22,441 SQ FT (2,084.77 SQ M)**
- **POTENTIAL FOR REDEVELOPMENT (STPP)**
- **NORTHLIGHT WAREHOUSE WITH TWO STOREY OFFICES**

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Warehouse	13,900	1,291.34
Offices	4,500	418.02
Basement	4,041	375.41
Total approximate GIA	22,441	2,084.77

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 £24,750.

EPC

The property has been assessed with an EPC rating of C (72).

Terms

The Freehold Interest of the property is available For Sale with Full Vacant Possession.

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

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 19304 Date: Jul-24



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.