

## TO LET

**FORMER CANALSIDE MILL  
BURNLEY ROAD  
MYTHOLMROYD  
HX7 8BB**

- LARGE YARD/COMPOUND
- SHORT TERM LEASEHOLD PENDING REDEVELOPMENT
- 0.6 ACRES (0.24 HECTARES)
- DIRECT MAIN ROAD ACCESS



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## Location

The site is located approximately 1 mile East of Hebden Bridge within the Calder Valley.

Halifax Town Centre is located within approximately 7 miles to the East with both Manchester and Leeds approx. 20 miles West and East respectively. Access to J24 of the M62 is circa 11 miles South-East of the site.

## Description

The property comprises a substantial triangular shaped concrete surface site of level topography benefiting from;

- Secure gated access
- Direct main road access
- Hard-core surface

The Access to the site is provided via an existing roadway off Carr Lane. The premises is available by way of a short term lease.

## Rental

**£27,500 Per Annum Exclusive**

## Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	0.6	0.24
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 will require reassessing for Uniform Business Rates purposes.

## EPC

The property has been assessed with an EPC rating of N/A.

## Terms

The premises is available To Let by way of a short term new effective Full Repairing and insuring lease of a term to be agreed. The new lease will be outside of the Landlord and Tenant Act 1954.

## VAT

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

## Legal Fees

Each party to be responsible for their own legal fees incurred in any letting transaction.

## Viewing

For more 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](mailto:ryan.barker@walkersingleton.co.uk)

### Jack Spencer

Direct Line: 01422 430013

Email: [jack.spencer@walkersingleton.co.uk](mailto:jack.spencer@walkersingleton.co.uk)

Ref: 17028

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