

## FOR SALE

**300 PELLON LANE  
HALIFAX  
WEST YORKSHIRE  
HX1 4PZ**

- Land with garages, industrial workshops and residential accommodation
- Prime development opportunity
- Prominent position on Pellon Lane
- Total plot size 0.69 Acres



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- PRIME DEVELOPMENT OPPORTUNITY
- PROMINENT POSITION ON PELLON LANE
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## Location

The property is situated along Pellon Lane in the Pellon area of Halifax approximately 1 mile west of the Town Centre. Pellon Lane is a main arterial route having a mixture of industrial, trade and retail and residential occupiers.

Good main road communications exist with Jcn 24 of the M62 Motorway within 5 Miles via the A629 Trunk Road which connects with Pellon Lane in Halifax Town Centre.

## Description

The premises briefly comprises a 0.69 Acre piece of land having industrial workshops, garages and a 3 bedroomed stone built semi detached residential property.

Offering a prime opportunity for development or an owner occupier alike, the property benefits from a semi detached residential dwelling with 3 bedrooms, one with an ensuite, house bathroom and wc, sizeable kitchen diner, study, a lounge and a further sitting room extension with patio doors and a small balcony leading on to mature gardens to the rear. There is a large basement with access directly from the rear offering further opportunity for development.

Externally there is a bank of 3 garages off a tarmacked yard along with a collection of industrial warehouse units having office and WC facilities as well as separate mains services from the house. The land extends to the rear of the units before tapering on to sloped shrubland. Access to the site is gained direct off Pellon Lane via an electronic gate.

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.

## Commercial Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
G a r a g e s	501	46.54
U n i t 1	459	42.64
W o r k s F a c i l i t i e s	150	13.94
Unit 2 Ground Floor	2,460	228.54
Unit 2 First Floor	208	19.32
<b>Total Approximate GIA</b>	<b>3,778</b>	<b>350.98</b>
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 industrial units have been assessed for uniform business rates with a rateable value of £6,200.

## EPC

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

## Terms

The Freehold is offered For Sale with full Vacant Possession (VP).

## Price

**Offers Over £425,000**

## VAT

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

## Legal Fees

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

## Viewing

For further information or to book a viewing please contact the Sole Selling Agent:

**Michelle Dobson**

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 42126

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Property House, Lister Lane, Halifax, HX1 5AS

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