



# BOULTONS



## Eastgate

Honley, Holmfirth, HD9 6PA

Offers Around £500,000



The site was a former Council storage depot comprising various stone built garages, stores and offices extending to around 420.19 m<sup>2</sup> (4,523 ft<sup>2</sup>) on a secure mainly level and gated site which extends to approximately 0.5 acres (0.2 hectares). The property is suitable for occupation and a variety of uses and has development potential subject to formal planning approval.



## SERVICES

The site benefits from three phase electric supply and mains water and drainage.

## INTERNAL FLOOR AREA

The total approximate gross internal floor area is:

Unit 1 99.52 sq metre or 1,071 sq foot

Unit 2 (Garages & Store) 199.36 sq metre or 2,146 sq foot

Unit 3 121.31 sq metre or 1,306 sq foot

Total: 420.19 sq metre or 4,523 sq foot

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.

## USE CLASS

The use class is B2/B8

## RATEABLE VALUE

The property has a Rateable Value of: £17,000

## TERMS

The site is available for sale as a whole or to let as a whole by way of full repairing and insuring leases, for a term of years to be agreed.

## PRICE

£500,000 per annum

## VAT

The price/rent is quoted exclusive of VAT.

## AGENTS NOTES

The red line on the property image is for identification only and the exact boundary of the property for sale is as per the legal title.

## EPC RATING

E (121)

## LEGAL FEES

Both parties are to be responsible for their own legal costs incurred in this transaction.

## VIEWINGS

Please contact Boultons for viewings on 01484 515029 or email [sales@boultonsestateagents.co.uk](mailto:sales@boultonsestateagents.co.uk)

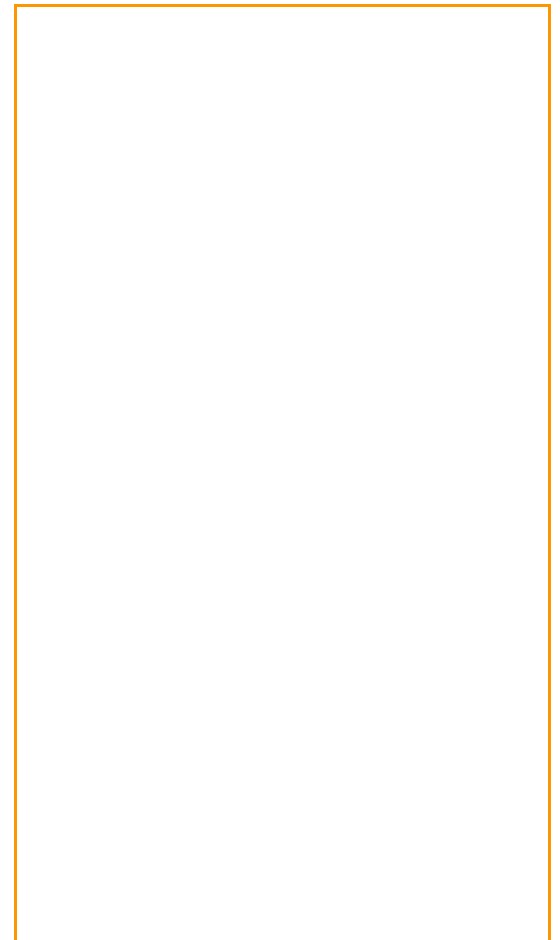
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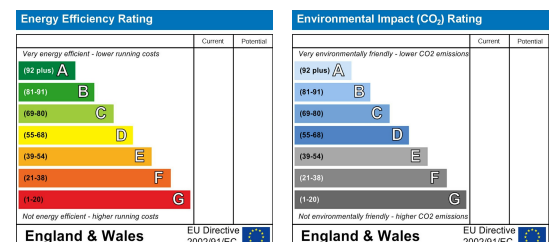
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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