

# FOR SALE: DETACHED OFFICE BUILDING

**The Cotton Mill  
Saddleworth Road  
Elland  
HX5 0SA**

- **Three Storey Mill Conversion**
- **729 Sq M (7,845 Sq Ft)**
- **Small Car Park**
- **Potential Residential Conversion  
(Subject to Planning)**



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## Accommodation

The Total Approximate Internal Floor Area:		
	Sq. Ft	Sq. M
Lower Ground Floor	1,694	157.4
Intermediate Floor	2,850	264.8
Upper Ground Floor	3,301	306.7
<b>Total Approximate Area</b>	<b>7,845</b>	<b>728.9</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 property is assessed for Rating as 'Office and Premises' with a Rateable Value of £38,250.

## EPC

The property has been assessed as having an Energy Performance Certificate of E (107).

## Tenure

Long Leasehold, 996 year ground lease from 1<sup>st</sup> June 1860 at an annual ground rent of £9.00.

## VAT

The price quoted is exclusive of VAT (if applicable).

## Legal Fees

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

## Viewing

For more information or to book a viewing please contact the sole selling agent:

### David Heap

Direct Line: 01422 430020

Email: [David.Heap@walkersingleton.co.uk](mailto:David.Heap@walkersingleton.co.uk)

### Jack Spencer

Direct Line: 01422 430013

Email: [Jack.Spencer@walkersingleton.co.uk](mailto:Jack.Spencer@walkersingleton.co.uk)

Ref: 4960

Mar-21

## Location

The property is located on the outskirts of Elland at Saddleworth Road (B6114) approximately one mile from Elland Centre and four miles from Halifax.

## Description

A stone built former cotton mill the subject of an office conversion some years ago to provide a self contained three storey office building with a small parking area. Potential for residential conversion (Subject to Planning).

## External

A small surfaced car park for six vehicles.

## Services

All mains services are available. A gas central heating system is installed. Please note the services have not been tested.

## Price

**The property is offered for sale with vacant possession at a price of £325,000.**



Property House, Lister Lane, Halifax, HX1 5AS

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