



align CHARTERED
SURVEYORS

01609 797 330

FOR SALE
OFFICE / DEVELOPMENT
545.85 SQ.M / 5,690 SQ.FT

**Former Elland Municipal
Offices**

Southgate, Elland

Halifax

HX5 0ER

ENQUIRIES

alignsurveyors.co.uk

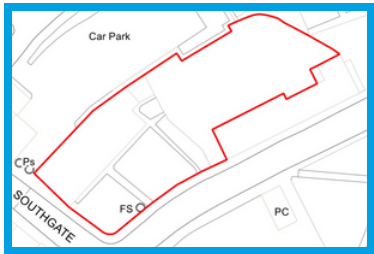


DESCRIPTION

The former council offices are set out across ground, first and basement levels providing a fantastic opportunity for the purchaser to develop a residential/commercial scheme subject to the appropriate planning permission being obtained. Boasting exceptional period features throughout. To the front of the property there is a large green open space which allows for the grand entrance to the property. To the right of the building there is a substantial, car park that accommodates 15 parking spaces for the occupiers to take advantage of. The site stretches to approx. 0.32 acres (0.13 hectares).

Situated in the centre of Elland on the main High Street, the property is surrounded by all local amenities such as small local boutique shops, cafes and bars with Aldi located a short walk away. With easy access to the M62 connecting to Leeds, Bradford and Manchester, this is an excellent location for commuting to nearby cities. A new rail station in Elland is planned to open in 2025/26 improving access to the wider region to benefit businesses, support housing growth and increase opportunities for jobs and education

LOCATION PLAN



SITE SIZE

0.32 acres (0.13 hectares)

FLOOR AREAS (GIA)

Floor	Sq. m	Sq. ft
First	244.94	2,636
Ground	244.94	2,636
Basement	38.92	418
Total	545.85	5,690

BUSINESS RATES

The property has a rateable value of £21,000.

OFFER

Align Chartered Surveyors are inviting offers by way of informal tender with submissions to be made no later than 1pm on Friday 13th October 2023. A pack containing additional information and offer forms is available from Align Chartered Surveyors on request.

PROCEDURE

All bids are to be returned by 1pm on Friday 13th October 2023. Informal bids should be submitted on the offer form which can be provided upon request. The envelope should have no other name or mark (e.g. franking marks) indicating the identity of the sender. Offers will not be considered unless they are submitted and sealed in the envelope tendered. Any offer returned after the closing date will not be accepted under any circumstances. The vendor is not bound to accept or consider the highest or any offer

EPC

EPC's are available for the property on request.

VIEWING

All viewings are to be arranged through the retained agents or by contacting Daniel.Clinch@alignsurveyors.co.uk or Christopher.Black@alignsurveyors.co.uk

LEGAL COSTS

The successful purchaser will be responsible for the Council's legal and surveyor fees incurred in this transaction.



DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site.

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