

## Lot 14

# Marshall Hall Mills, Elland Lane, Elland, West Yorkshire HX5 9DU

**GUIDE PRICE: £450,000**



**INDUSTRIAL WAREHOUSE UNIT WITH  
OFFICES PRODUCING £37,000 PA FROM  
ESTABLISHED TENANT AND OFFERING  
DEVELOPMENT POTENTIAL**

This industrial warehouse unit forms part of an established industrial estate and stands on a site area of approximately 1.34 acres. The site is well located for road links and is within half a mile of Junction 24 of the M62 motorway. The unit is let on a full repairing and insuring lease to Rehman and Sons Ltd, who we understand have been in occupation since circa 1960 at a rent of £37,000 per annum. The current lease runs from 9th November 2007 for a ten year term expiring on 8th November 2017. The site area offers further development potential subject to obtaining any necessary planning consent that may be required and in our opinion could house another shed. At present there is more than ample parking on the land and the unit is sold with the benefit of the investment income. The building is presented in good order and we understand that VAT is not applicable to this lot.

### **ACCOMMODATION**

Warehouse/Offices approximately 9154 sq ft

### **TENURE**

Freehold

### **LOCAL AUTHORITY & TAX RATING**

Calderdale Council 0845 245 6000. Adopted Rateable Value £17,750.

### **VENDORS SOLICITORS**

Mr S Majid, Solicitors Direct, 109-1113 Carlisle Road  
Bradford BD8 8BY. 01274 776000

### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN