



WIGNALL
BROWNLOW

CHARTERED SURVEYORS

FOR SALE

FORMER DAY NURSERY

**SUITABLE FOR A VARIETY OF USES
SUBJECT TO PLANNING**



**ELLAND PRIVATE DAY NURSERY
NORTHGATE
ELLAND
HX5 0RU**

Situation & Description

The property comprises a former children's nursery previously registered for 58.

Originally comprising a dwelling and adjoining former schoolhouse, both dating back to the 19th Century, the property was converted approximately 15 years ago and recently refurbished. Within the grounds to the front there is a children's play area and a garden area to the rear.

The property is situated off Northgate, to the rear of a Council car park and adjoining St Mary's Church, in the centre of Elland.

Elland town centre is within 2 miles of Junction 24 of the M62 Motorway and is approximately 4 miles from Halifax town centre, 15 miles from Leeds City Centre and 25 miles from Manchester City Centre.

Both buildings are of traditional stone construction, incorporating PVCu replacement windows. The roofs are pitched and slate covered, supported on timber trusses, which are exposed to the former school hall.

The accommodation is fitted out for children's nursery use with playrooms, sensory areas, children and staff WCs and commercial kitchen facilities.

Accommodation

The property has been measured on a gross internal basis as follows:-

DESCRIPTION	SQ M	SQ FT
Building 1 – Former Dwelling		
Ground Floor	76.37	822
First Floor	73.76	794
Basement	*	*
Building 2 – Former School Hall		
Ground Floor	88.70	955
Basement	50.61	545
TOTAL	289.44	3,116

* Not measured.



Rating

The property is assessed as follows:-

Day Nursery & Premises - £10,500.

The current Uniform Business Rate for 2019/2020 is 50.4p.

Tenure

We understand the tenure is Freehold.

Energy Performance

Energy Performance Asset Rating C.

EPC and Recommendation Report are available upon request.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

Terms

Offers are invited for the benefit of the freehold interest.

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.

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SUBJECT TO CONTRACT**