



Guide Price: £37,500+

### Two-storey commercial building

47a Batley Road  
Heckmondwike  
WF16 9NB

#### OVERVIEW

The property comprises a substantial two-storey semi-detached former warehouse/commercial building of traditional solid brick construction beneath a pitched roof. Historical VOA records describe it as a “warehouse and premises,” and it retains industrial features including a prominent external hoist beam on the front gable. The building is currently stripped back to shell condition and presents a full redevelopment opportunity (STP).

The property is arranged over two floors. The ground floor comprises an entrance hall leading to two large open-plan workshop/storage areas extending to approximately 78 sq m, with high ceilings, exposed timber joists, and good natural light. The first floor, accessed via an internal staircase, provides approximately 77 sq m of flexible space arranged as two large open-plan areas with a smaller central room.

47A Batley Road occupies a prominent position on the eastern side of Batley Road, adjacent to the junction with Halifax Road. Located in a busy commercial area beside the Junction Inn public house and surrounded by industrial and trade-related premises, the property benefits from excellent visibility and high traffic flow, making it suitable for a range of commercial uses.

## Lot No.3

Auction date: 24 & 25 June 2026

#### Floor Areas

Ground floor 78 m<sup>2</sup> / 836 ft<sup>2</sup>  
First floor 77 m<sup>2</sup> / 834 ft<sup>2</sup>  
Total floor area 155 m<sup>2</sup> / 1670 ft<sup>2</sup>  
(taken from Floorpan)

#### Business Rates

This property has a rateable value of £6,600

#### EPC

This property is rated with EPC band G and expires on 4th of June 2036 <https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2148-0722-0607-3663>

#### Broadband Checker

<https://www.broadband.co.uk/checker/>

#### Flood Risk

<https://www.gov.uk/check-long-term-flood-riskBuyers>

#### Tenure

Freehold.

#### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

#### Buyers Premium

3% (min.£4,500) inc. VAT.

#### Deposit

10% deposit payable in addition to the Buyer's Premium.

#### FEATURES

- Online auction date 24 & 25 June 2026
- Comprehensive renovation project
- Freehold
- Suitable for investors
- Former warehouse
- Guide price £37,500+
- Two-storey semi-detached commercial building
- Strong transport links
- Prominent roadside position on Batley Road
- Located within an established commercial area

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