



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.4

Auction date: 17 & 18 June 2026

Floor Areas

Ground floor 78 m2 / 836 ft2

First floor 77 m2 / 834 ft2

Total floor area 155 m2 / 1670 ft2
(taken from Floorpan)

Business Rates

This property has a rateable value of £6,600

EPC

Yet to be assessed

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 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 17 & 18 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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