



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

**HIGHLY PROMINENT INDUSTRIAL  
PREMISES WITH REDEVELOPMENT  
POTENTIAL (STP)**

**FORMER GWYN DAVIES RECYCLING PREMISES,  
INGS MILL, BRADFORD ROAD, BATLEY,  
WEST YORKSHIRE, WF17 6JE**

922m<sup>2</sup> (9,916 sq ft) on 1.12 acres



- Two single storey industrial/storage buildings most recently utilised for recycling
- Strategically located with substantial frontage to main A652 Bradford Road between Dewsbury and Batley
- Immediately next door to successful Redbrick Mill with occupiers including Heal's with the site having redevelopment potential (STP)

***\*Immediately Available for Occupation\****

**0113 2348999**

## Location

Ings Mill is situated with a substantial frontage to the extremely busy main A652 Bradford Road only a short distance from Batley Town Centre and approximately 2 miles to the north west of Dewsbury. The A652 Bradford Road links Dewsbury with Bradford, via Birstall, and allows access to the majority of main arterial routes serving the North Kirklees/Heavy Woollen district.

'Batley's Golden Mile' continues to have significant pub/leisure operators although the former Batley Variety Club/Frontier is now occupied by JD Gyms and a new Starbucks drive thru is being constructed adjacent. Ings Mill is immediately next door to the extremely successful Redbrick Mill with occupiers including Heal's.

The A652 Bradford Road connects with the A62 Leeds Road less than 2 miles to the north and provides direct access to J25 and J27 of the M62 (at Brighouse and Birstall respectively). These junctions of the M62, along with J26 at Cleckheaton, are within a 7 mile radius and J40 of the M1 is within 10 miles.

## Description

Ings Mill comprises former recycling premises including two single storey buildings on a large prominent site.

Externally Ings Mill does benefit from a part surfaced yard providing excellent onsite storage, vehicle parking and circulation space.



The site does also offer significant short to medium term redevelopment potential for alternative higher value uses, subject to requisite planning. Immediately adjacent is the successful Redbrick Mill complex and the site is only a short distance from JD Gyms and the under construction new Starbucks drive thru.

<b>Total Site Area</b>	<b>0.45 ha (1.12 acres)</b>
<b>Accommodation</b>	
Workshop/storage with internal offices	707.24m <sup>2</sup> (7,613 sq ft)
Workshop (plus extension)	204.71m <sup>2</sup> (2,203 sq ft)
<b>Gross Internal Floor Area</b>	<b>921.95m<sup>2</sup> (9,916 sq ft)</b>

## Services

We are advised the premises benefit from mains electricity, sewer drainage and water in addition to individual appliances including lighting. However no tests have been carried out on any of the aforementioned appliances or services and therefore we are unable to comment as to their condition or capacity.

## Rating

We are advised the premises are assessed for rating purposes as follows:-

Warehouse & Premises RV £20,000

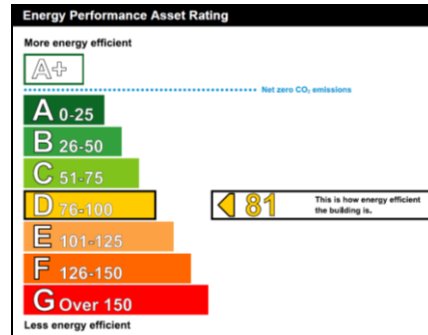
The National Uniform Business Rate for 2019/20 is 49.1p in the £ ignoring transitional phasing relief and allowances to small businesses.

## Planning

We understand the existing use is as a recycling yard and industrial/storage. However, the site does also benefit from potential for alternative uses or comprehensive redevelopment given the substantial frontage to the main Bradford Road. Bradford Road includes a variety of leisure, retail and commercial operators.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority. Kirklees MC Tel: 01484 221000.

## Energy Performance Certificate



## Price

Seeking offers in excess of £1m.

## VAT

The price is quoted exclusive of VAT.

## Viewing/Enquiries

Strictly by appointment only with the sold agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston  
Our Ref: 2207/A/M  
November 2019

Tel: 0113 234 8999  
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[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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