



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE OFFICES & STORES

HIGH CROFT MILLS & HIGH CROFT WORKS,
TOWN STREET, GUISELEY, LS20 9DT

292.20m² (3,145 sq ft)
Site Area 0.0078 ha (0.193 acres)

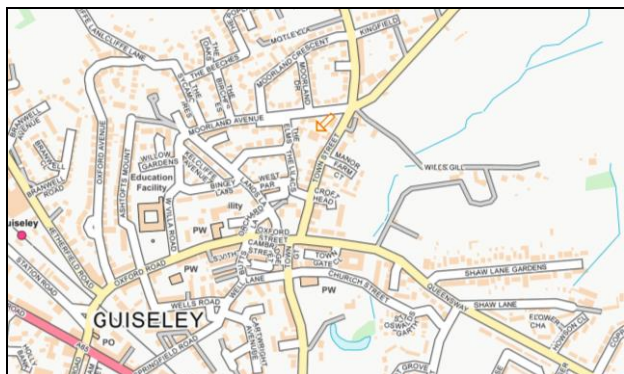


- Unique offices
- Useful storage/work space
- Close to Guiseley centre
- Good natural light

0113 2348999

Location

The property is situated in a predominantly residential area with access off Town Street near the junction of Moorland Avenue and Moor Lane a short distance to the north. Access to the property is off Town Street between numbers 61 and 63. The Oxford Street/Queensway/Town Street junction is approximately 300m to the south.



Description

The premises comprise painted render over brick beneath a ridge pan tiled roof and north light pantile covered roof incorporating Velux windows.

Unique and stylish office accommodation has been created arranged over two levels including a reception area. There is also workshop/warehouse space attached with roller shutter access. In addition, further workshop space adjoins the property (High Croft Works) with electric roller shutter door access and 3.65m to the eaves (12 ft). This unit could be let off separately as it has its own toilet facilities.

Accommodation

High Croft Mills (1)

Offices extending to 147.20m² (1,585 sq ft)

Warehouse/workshop 37.20m² (400 sq ft)

Total 184.40m² (1,985 sq ft)

Includes male and female toilets provisions, kitchen facilities and gas fired central heating.

High Croft Works (2)

Workshop/warehouse space extending to 107.80m² (1,160 sq ft)

Total 292.20m² (3,145 sq ft)

Includes toilet facilities and 3 phase electricity is provided to the workshop space. Each property has an intruder alarm



Energy Performance Certificates

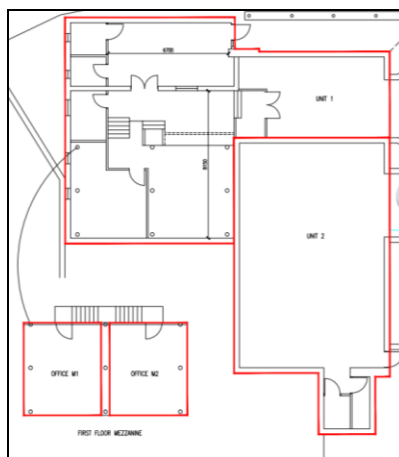
High Croft Mills EPC rating D (92) expires 06 August 2029
High Croft Works EPC rating C (71) expires 26 March 2031

Rating

High Croft Mills RV £9,600
High Croft Works RV £4,000

The National Uniform Business Rate for 2021/22 is 49.9p in the £.

Occupiers eligible for small business rate relief will be able to claim 100% rate relief.



Terms

The freehold is offered for sale with an asking price of £275,000. VAT is not applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and source of funding will be required from the successful offeree prior to instructing solicitors

Viewing/Enquiries

Strictly by appointment only with the agents: -
Michael Steel & Co Tel: 0113 234 8999

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July 2021

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Subject to Contract



Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.