



Michael Steel & Co
PROPERTY CONSULTANTS

On behalf of Hoo Hole Ltd

FOR SALE

INDUSTRIAL & OFFICE PREMISES

**HOO HOLE MILL, CRAGG ROAD,
MYTHOLMROYD, NR HEBDEN BRIDGE,
WEST YORKSHIRE, HX7 5JT**

2,670m² (28,743 sq ft) on 5.78 acres (gross)



- Mainly single storey industrial premises with 3 storey office building
- Situated on Cragg Road only a short distance off the main A646 Burnley Road approx 7 miles west of Halifax
- Benefitting from onsite loading and car parking - to be sold by way of a Company share sale

0113 2348999

Location

Hoo Hole Mill is situated in a semi rural village location of Mytholmroyd, with good transport links including a nearby railway station (within walking distance) and positioned only a short distance of the main A646 Burnley Road. The A646 links Halifax town centre (approximately 6.7 miles to the east) and Hebden Bridge which is just over 1 mile away.

Description

Hoo Hole Mill comprises a principally brick and stone built single storey industrial/factory property with a 3 storey brick office section. The premises are suitable for owner occupation or refurbishment.

Historically the property has not flooded and externally the premises benefit from a surfaced yard/front apron providing vehicle circulation, loading as well as onsite parking.



Total Site Area 2.05 ha (5.07 acre) or thereabouts

Accommodation

Cal Val Works comprises a series of stone and brick built mainly single storey interconnecting buildings under asbestos sheet and north light roofs along with a 3 storey brick built office section and a 3 storey stone mill under a pitched tiled roofs.

Main single storey workshop	1,523m ² (16,399 sq ft)
Garage building	740m ² (7,970 sq ft)
Mainly single storey workshop with first floor mezzanine storage	
3 storey stone mill	128m ² (1,376 sq ft)
3 storey brick former offices	279m ² (2,999 sq ft)

Gross Internal Floor Area 2,670m² (28,744 sq ft)

Services

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

Non Domestic Rating

We are advised by the Valuation Office agency that the premises are split into various assessments as follows:-

Unit 1 Hoo Hole Mill	RV £15,250
Unit 2 Hoo Hole Mill	RV £11,000
Unit 3 Hoo Hole Mill	RV £12,750
Unit 4 Hoo Hole Mill	RV £10,750
Unit 5 Hoo Hole Mill	RV £6,500
Unit 6 – 7 Hoo Hole Mill	RV £8,300

The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

Hoo Hole Mill benefits from an existing industrial and storage use with ancillary office content. The access bridge from Cragg Road is Grade II Listed.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale Council Tel: 01422 288001.

EPC

The property has an energy rating of D (93).

Method of Disposal

The premises are held in Hoo Hole Ltd and to be disposed of by way of a Company share sale being immediately available with vacant possession.

Price

Seeking offers in the region of £795,000 (exclusive of VAT).

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2757/A/M
May 2022

Subject to Contract



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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.