



- Whole building – 10,250Ft<sup>2</sup> (GIA)
- Vacant ground and first floor – 7,868Ft<sup>2</sup> (GIA)
- Suitable for a variety of uses (STP)
- 3 Storey stone mill
- Easy Access to Keighley centre
- Open plan ground & first floor area
- Lower Ground floor tenanted

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
Email: [mike@atkinsonassoc.co.uk](mailto:mike@atkinsonassoc.co.uk)

## Location

Springfield House is situated just off the B1643 Oakworth Road, 0.5 miles south west of Keighley town centre.

The immediate vicinity is a busy and popular mixed use area with easy access to all the amenities of Keighley centre.

	Distance (miles)	Drive Time
Keighley	0.5	3 mins
Skipton	9.8	24 mins
Bradford	10.0	33 mins
M606	16.0	46 mins
M65	26.0	52 mins

## Description

The property is a 3 storey stone mill. The ground and first floor has previously been occupied by a furniture business and offers a large open plan area with a series of offices, WC's and kitchen. The first floor which is accessed via a staircase is a useful open plan storage area.

The majority of the lower ground floor is currently let to a tenant operating a car sales business. The lease is dated 3<sup>rd</sup> May 2023 for a term of 3 years. The current rent passing is £9,450 per annum.

The exterior of the property consists of a car park/yard area to the side and front of the ground floor and the lower ground floor tenant has a large area to display vehicles.

## Accommodation

	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	335.44	3,611
First Floor	335.44	3,611
Lower Ground Floor	246.41	2,652
Lower Ground Floor Lock up	60	646
<b>TOTAL (gross internal area)</b>	<b>997.29</b>	<b>10,520</b>

## Terms

The freehold property is available at a quoting price of £450,000 (four hundred and fifty thousand) subject to the lease in place for the lower ground floor.

The leasehold property (consisting of the ground floor, first floor and the lock up store) is available at a rent of £25,000 per annum with specific lease terms to be agreed

**EPC** – Available on request

## Rateable Value

We understand that the current rateable value of the ground and first floor is £15,500.

The lower ground floor store has a rateable value of £2,050.

We advise you contact the local rating authority to confirm these values and address any queries to them.

**Viewing - By prior appointment - Mike Atkinson**

**E:** [mike@atkinsonassoc.co.uk](mailto:mike@atkinsonassoc.co.uk)

**M:** 07714 896045

**T:** 01943 666955



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