

FOR SALE

**DAMESIDE MILLS
LEES LANE
HAWORTH
BD22 8RA**

- Rare opportunity to purchase a mixed use residential/ retail/ industrial mill
- Sought after location
- GIA 4,561 Sq Ft (423.73 Sq M)
- Suitable for a variety of uses subject to the relevant planning permissions



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- SOUGHT AFTER LOCATION
- GIA 4,561 SQ FT (423.73 SQ M)
- SUITABLE FOR A VARIETY OF USES SUBJECT TO THE RELEVANT PLANNING PERMISSIONS



Location

The property is located in the popular and renowned village of Haworth with the immediate surrounding area being mixed use however predominantly residential.

Haworth is a historic village and popular tourist destination, associated with the Bronte Sisters and its preserved Heritage Railway. Keighley Town Centre is located some 3 miles north-east and Bradford City Centre around 10 miles south-east.

Description

The premises briefly comprises a former mill converted to provide a mixture of industrial, retail gallery and residential accommodation.

The property benefits from having industrial accommodation to the ground floor with solid concrete floor, fluorescent strip lighting having access via a double opening loading timber doors. Further ground floor storage is provided by way of two single garages and a covered loading bay providing ideal parking facilities.

The first floor is currently used partly as a retail gallery and studio having a multifuel stove and mezzanine stores, with the remaining half converted in to quirky living accommodation having an open plan kitchen with living room and dining area and a master bedroom. The mezzanine level offers bathroom facilities, balcony area over looking the living space as well as potential for the second bedroom.

Services connected to the premises include three phase electrics, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Price

£350,000 Freehold

Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	1,766	164.07
First Floor	1,766	164.07
Mezzanine floors	1,029	95.60
Total Approximate GIA	4,561	423.72
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

Available on request.

EPC

The property has been assessed with an EPC rating of G - 161.

Terms

The Freehold is offered For Sale with full Vacant Possession.

VAT

The prices quoted are exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees involved in any sales transaction.

Viewing

For further information or to book a viewing please contact the Sole Selling Agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 17485

Mar-21



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