

Walker Singleton

Chartered Surveyors



FOR SALE

Heath House Mill

Heath House Lane
Huddersfield
West Yorkshire
HD7 4JW

- Substantial Fully Let Investment Opportunity
- Lettable Area as Configured is 90,327 ft² (8,391.65 m²) or Thereabouts
- Producing £276,825.25 Per Annum Exclusive
- Net Initial Yield of 10.59%
- Low Capital Value of £27.12 Per Sq Ft
- Site Area of 5.09 Acres (2.06 Hectares)
- Idyllic Hillside Location
- Future Redevelopment Potential



Location

Heath House Mills is a large, predominantly industrial, former woollen mill complex. It is situated off the cobbled Heath House Lane, within Bolster Moor. The Mill is only a short distance to the motorway, approximately 3.5 miles to Junction 23 of the M62 and approximately 5 miles to Junction 24.

Bolster Moor is a small village above the north side of the Colne Valley and Golcar, approximately 3.5 miles from Huddersfield Town Centre. The surrounding area is predominantly rural with some residential.



Description

The property comprises an established multi-tenanted mixed industrial and office complex being home to over 40 separate units and over 25 individual businesses, with the majority being industrial uses.

The accommodation provides a range of industrial units having a combination of drive-in and tail dock loading access points together with lift access serving the upper floors of the multi-storey mills.

Externally, there is ample on-site car parking and five service yards providing good access to each part of the site.

Accommodation

Heath House Mills		
Total Net Lettable Area	90,327 ft ²	8,391.65 m ²
Total Site Area	5.09 Acres	2.06 Hectares
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.		



Guide Price

We are instructed to seek offers in excess of **£2,450,000 (Two Million Four Hundred and Fifty Thousand Pounds)** Subject to Contact and exclusive of VAT for the Freehold Interest in the property.

A purchase at this level would reflect a Net Initial Yield of **10.59%** and a low capital value of **£27.12 per sq ft**, allowing for usual purchaser's costs of **6.68%** and based on the lettable area as it is currently configured.



Tenure

The Freehold Interest is being sold subject to the existing occupational tenancies which comprise a number of formal leases, licences and rolling tenancies.

Data Room

Access is available to the Data Room on request which includes further information regarding tenancies, running costs, Title information and additional surveys.

VAT

The property is elected for VAT and is envisaged that the sale will be by way of a TOGC.



Energy Performance

Energy Performance Certificates are available on request and included in the Data Room.

Legal Fees

Each party is responsible for their own legal fees incurred in the transaction.

AML

The purchaser will be required to satisfy the vendor's standard AML requirements.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole selling agents:

Ryan Barker

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