

FOR SALE

DUE TO RELOCATION

**HIGH PROFILE SHOWROOM/ OFFICES
AND WORKS PLUS CONSENT FOR
FURTHER DEVELOPEMENT**

Eddisons

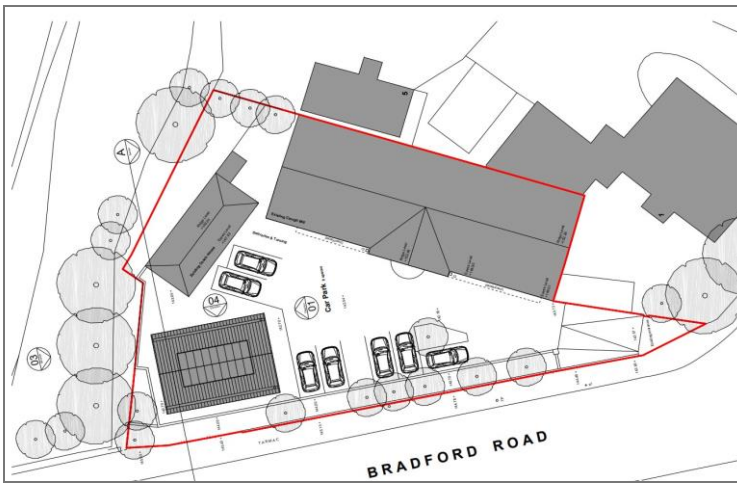


CLOUGH MILL, BRADFORD ROAD, GOMERSAL, CLECKHEATON, BD19 4AZ

PRICE – OFFERS IN THE REGION OF £735,000

**AVAILABLE SPACE
642.80m² (6,918sq ft)**

- Excellent hybrid building providing office, workspace and showroom accommodation
- Planning consent for further hybrid office/works unit (to the front).
- Detached coach house with first floor 2 bed apartment, onsite parking (up to 10 vehicles) and increasingly infrequent freehold opportunity.
- Highly prominent position on junction of main A651 Bradford Road with A652 Dewsbury Road in Gomersal.



LOCATION

Clough Mill is situated in a highly prominent position on the A651 Bradford Road on its extremely busy intersection with the A652 Dewsbury Road in Gomersal. The property enjoys excellent links throughout the district as well as being within circa 3 miles of both Junction 26 (Cleckheaton) and Junction 27 (Birstall) of the M62.

DESCRIPTION

Clough Mill has been excellently converted to provide showroom and workspace at ground floor with high quality offices at first floor. The building benefits from original features including exposed internal walls and beamed ceilings.

The detached coach house comprises of a 2 bed apartment at first floor and workspace at ground floor benefitting from loading doors and office.

	M ²	SQ FT
First Floor		
Main Building	275.20	2,963
Ground Floor		
Comprising showroom and work space	275.30	2,963
First Floor		
Coach House – 2 bed apartment	46.10	496
Ground Floor		
Workshop	46.10	496
Gross Internal Floor Area	642.80	6,918

Externally the premises benefit from a secure and surfaced car park to the front – providing parking for up to 10 vehicles – in addition to planning consent for a detached office/works units in the grounds.

PLANNING

Clough Mill benefits from a planning consent for a two storey building within the front garden (application number 2015/93769 and 2018/44/92650/E) to provide a further 216m² (2,324sq.ft) with ground floor workspace, first floor office and additional office at mezzanine level. Additional information relating to the planning consent can be obtained from the Kirklees planning portal.

RATEABLE VALUE

Clough Mill
 Description / Factory and Premises
 Rateable value / £10,750
The Coach House, Clough Mill
 Council Tax Band / A

EPC

The property has an Energy Performance Asset rating of **E**.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available on a freehold basis subject to the existing residential tenancy. Further details upon request.

Price – offers in the region of £735,000.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the sole agents:

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SUBJECT TO CONTRACT
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