

FOR SALE

**DUE TO RELOCATION**

**HIGH PROFILE OFFICES, SHOWROOM  
AND WORKS WITH PARKING**

**Eddisons**

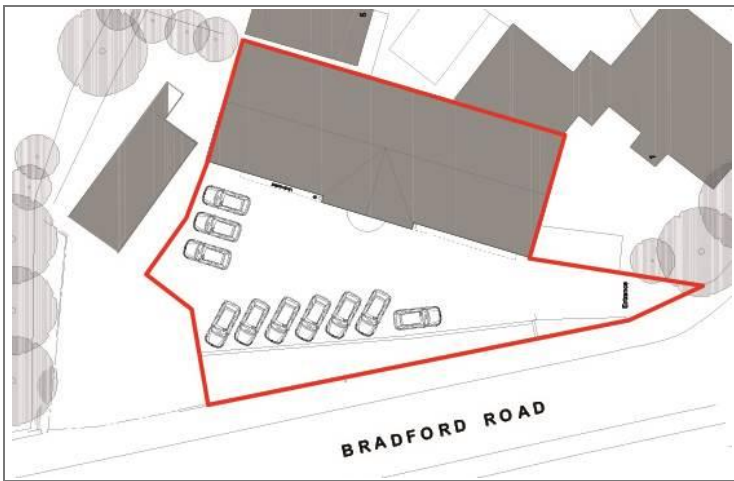


## **CLOUGH MILL, BRADFORD ROAD, GOMERSAL, CLECKHEATON, BD19 4AZ**

**PRICE REDUCED - £585,000**

- Excellent hybrid building providing offices, workspace and showroom accommodation.
- Onsite parking (up to 10 vehicles) an increasingly infrequent freehold opportunity.
- Highly prominent position on junction of main A651 Bradford Road with A652 Dewsbury Road in Gomersal.

**AVAILABLE SPACE**  
550.50m<sup>2</sup> (5,926sq ft)



## 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 many original features including exposed internal walls and beamed ceilings.

	M <sup>2</sup>	SQ FT
<b>First Floor</b>		
Main Building	275.20	2,963
<b>Ground Floor</b>		
Comprising showroom and work space	275.30	2,963
<b>Gross Internal Floor Area</b>	<b>550.50</b>	<b>5,926</b>

Externally the premises benefit from a secure and surfaced car park to the front – providing parking for up to 10 vehicles.

## RATEABLE VALUE

**Clough Mill**  
Description / Factory and Premises  
Rateable value / £10,750

## 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.

Further details upon request.

Price - £585,000.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with:

Eddisons  
Tel / 01274 734101  
Email / matthew.jennings@eddisons.com

**SUBJECT TO CONTRACT**  
FILE REF / 731.4421A (171013)

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01274 734 101

**Eddisons**

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.