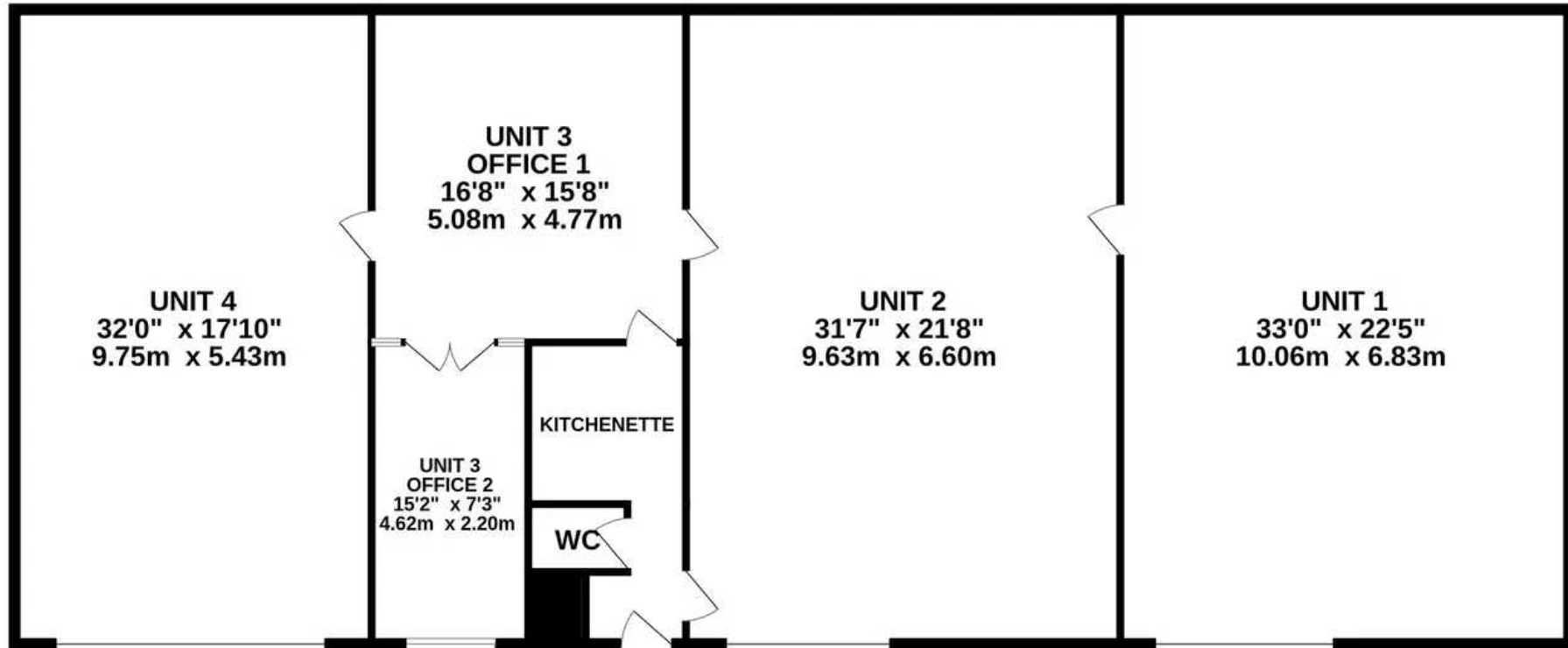




Church Sreet Mills, Off Bell Street

Ravensthorpe

Best and final offers over **£250,000**



CHURCH STREET MILLS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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28A, Church Street Mills

Off Bell Street, Ravensthorpe

Commercial yard with industrial building in Ravensthorpe. Potential for development (subject to planning). Single storey workshop/industrial building with loading doors and secure forecourt. Approx. 2486.46 SQ FT. Best and Finals Offers method. Commercial building & yard currently let.

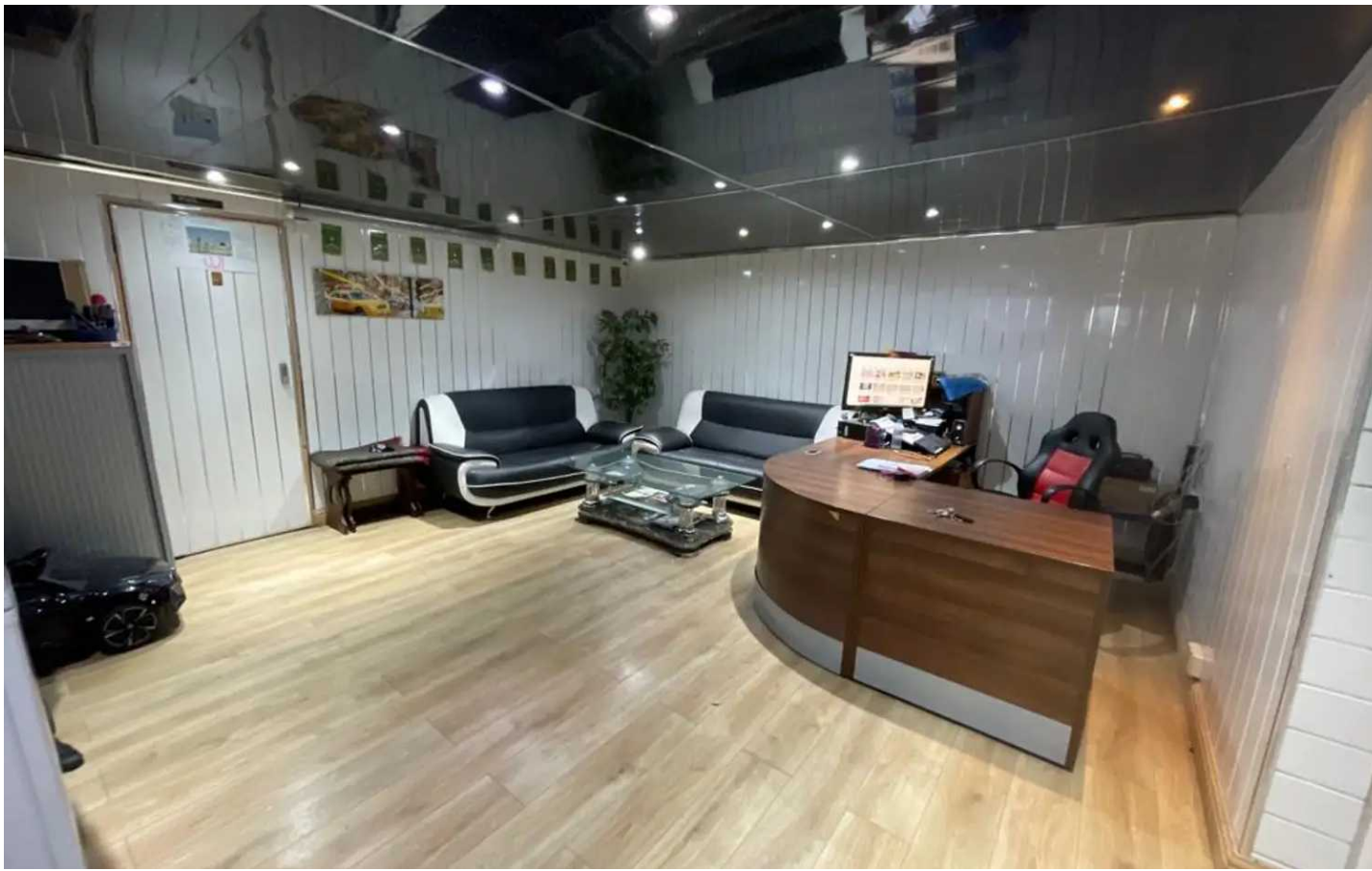
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A COMMERCIAL YARD
- WITH INDUSTRIAL BUILDING
- GREAT POTENTIAL FOR DEVELOPMENT
- OFF STREET PARKING FOR MULTIPLE VEHICLES





YARD

The commercial yard is accessed off of Bell Street and features a large concrete hard standing and a further gravelled area with part walled and part fenced boundaries. The hard standing provides parking for multiple vehicles as depicted in the photography. There is external lighting to the front of the units and three roller shutter doors which provide access to units one, two and four.

ENTRANCE

Enter the property through the main access of unit 3, this features a double glazed PVC door to the front elevation which provides access into a kitchen area. There are fitted base units with work surface and sink units above and a multi panel timber and glazed door provides access to the office space. There is a door which proceeds to a separate W.C which features a low level W.C with push button flush, a pedestal wash hand basin, and a quadrant style cubicle. There are panelled walls with a panelled ceiling with ceiling light points.

UNIT 1

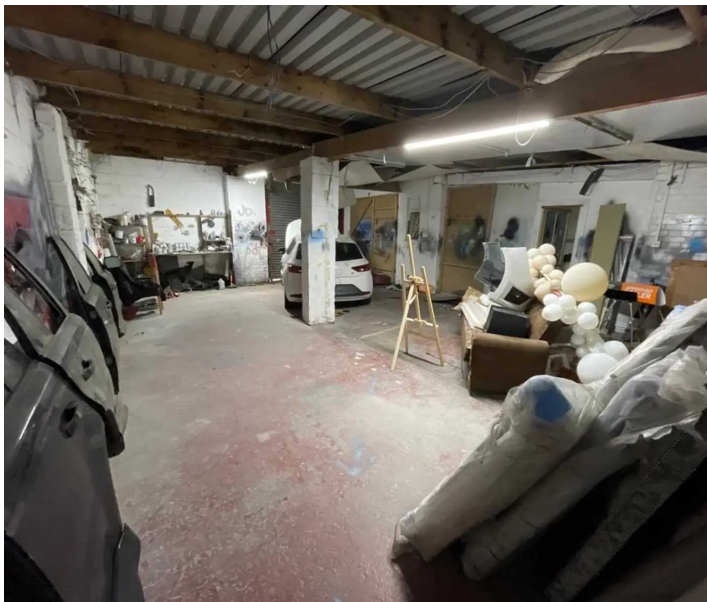
33' 0" x 22' 5" (10.06m x 6.83m)

Unit one features a roller shutter door to the front elevation. There is lighting and power in situ and a makeshift ventilation system to the side elevation. There is a pedestrian access door which provides access to Unit two. This space is currently utilised as storage and as a workshop for vehicles.

UNIT 2

31' 7" x 21' 8" (9.63m x 6.60m)

Unit two is currently utilised as a showroom and features an electric roller door to the front elevation. It features tiled flooring and a panelled ceiling with inset spotlighting. There is a feature panelled wall to the rear and there are multi panel pedestrian doors to the side elevation which provides access to the offices/unit three. There is lighting and power in situ.



UNIT 3 – OFFICE 1

16' 8" x 15' 8" (5.08m x 4.77m)

The first office space features wall panelling and a panelled ceiling with inset spotlighting. There is laminate flooring, and doors provide access to the front office space and a further pedestrian access door proceeds into unit four.

UNIT 3 – OFFICE 2

15' 2" x 7' 3" (4.62m x 2.20m)

The office to the front elevation features a bank of double glazed windows, there is a panelled ceiling with inset spotlighting, laminate flooring, and ample plug points.

UNIT 4/GARAGE

32' 0" x 17' 10" (9.75m x 5.43m)

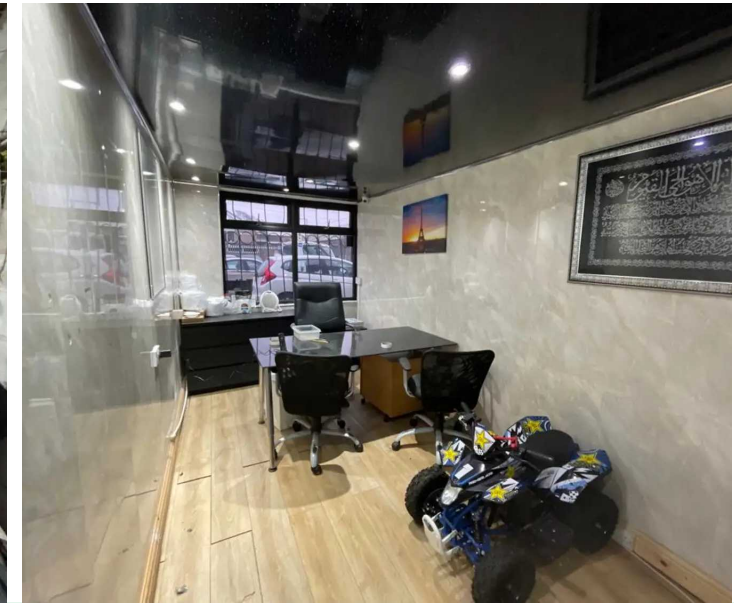
Unit four features an electric remote controlled roller shutter door to the front elevation and a cold water feed into the garage area/unit four. There is lighting and power in situ and inspection pit. The unit is currently utilised as a garage with 14 foot ceiling height.

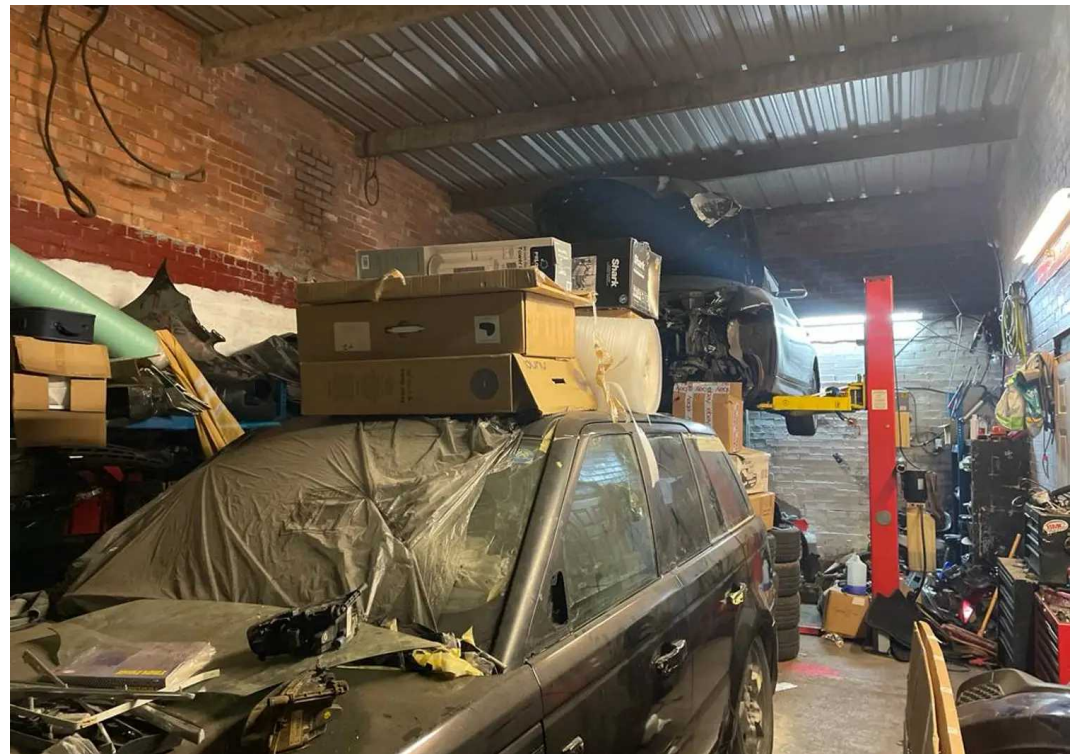
Yard

The commercial yard is accessed off of Bells Street and features a large concrete hard standing and a further gravelled area with part walled and part fenced boundaries. The hard standing provides parking for multiple vehicles as depicted in the photography. There is external lighting to the front of the units and three roller shutter doors which provide access to units one, two and four.

Secure gated

40 Parking Spaces





ADDITIONAL INFORMATION

The property has double glazing, external lighting. Carpets, curtains, and certain other available extras may be available by separate negotiation.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF AN SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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You can include MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 24/01/2024



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