

**Moorfield Mills
William Royd Lane
Heckmondwike WF16 9JU**

**Price
£150,000**



SINGLE STOREY WORKSHOP/WAREHOUSE PREMISES
242.99m² (2,614ft²)

- Freehold industrial workshop with vacant position
- Accessible location on the edge of Heckmondwike town centre
- Suitable for a variety of industrial, workshop and warehousing uses, subject to purchasers requirements and planning

DESCRIPTION

The property comprises a single storey brick built workshop constructed under a pitched concrete tiled timber trussed roof. The workshop has a loading door and has the benefit of ownership of the yard to the front of the building, providing car parking, access for loading and external storage, subject to the reservation of a right of access for adjoining buildings.

Internally, the property provides predominantly workspace and has partitioned offices with staff facilities.

The availability of the property provides a purchaser with an excellent opportunity to acquire the freehold of workshop premises in a market where such opportunities are rare, in particular for buildings having the benefit of yard space.

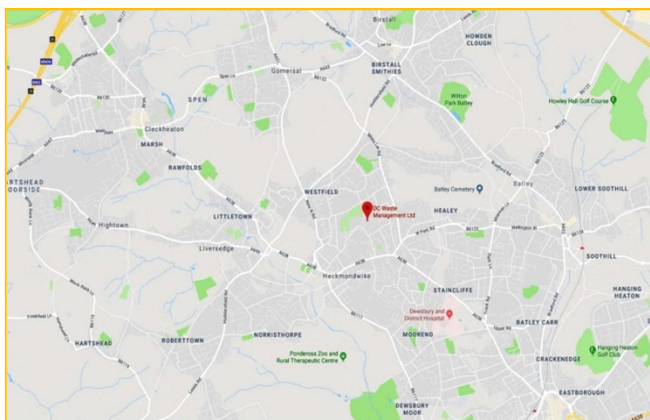
LOCATION

The property is located towards the conclusion of William Royd Lane on the edge of Heckmondwike town centre which is accessed via Cemetery Road. It adjoins other commercial and industrial buildings, although the surrounding area is primarily residential. It is accessible for all local amenities and areas across the Spenn Valley district, including Dewsbury, Batley, Cleckheaton and Birstall. The M62 motorway is accessible at both Junctions 26 (Brighouse) and 27 (Birstall) both of which are within approximately 5 miles.

PLANNING

The property is being used as a warehouse for approximately 5 years. It is assumed that this is the established use as there are no planning applications on file relating to these premises. Interested parties should make their own enquiries with the local planning authority.

The building has previously had consent for residential development as part of a larger site which is something which a buyer may wish to pursue in the future.



ACCOMMODATION

■ GROUND FLOOR 242.88m² (2,614ft²)

Including workspace, partitioned offices and staff toilet facilities.

PRICE
£150,000

TENURE
Freehold

RATEABLE VALUE & UNIFORM BUSINESS RATE
£5,900

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p/£ (2019/20).

VIEWING
Contact the sole agents

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UTILITIES
The property will benefit from its own independent electricity supply and has mains water. There is a gas supply to the building although this has been capped off.

VAT
VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING
tbc



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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