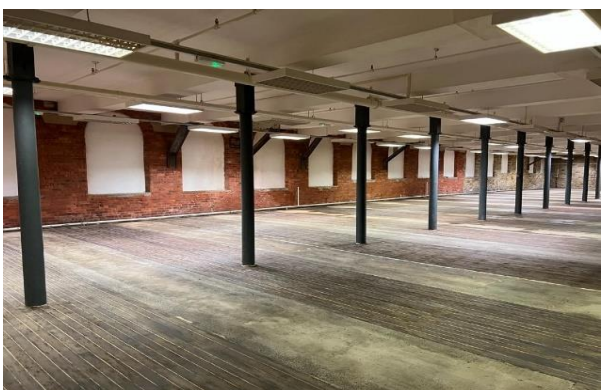


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Historic former Cotton Mill – One of the first in Yorkshire
Currently occupied and functional. Superbly located in Keighley
Town Centre adjacent to the Keighley & Worth Valley Railway



- Fully functional and maintained – currently occupied
- Adjacent to a newly opened Aldi, proposed McDonalds and the Keighley & Worth Valley Railway
- Circa 120 Car parking spaces
- Situated close to £30m plus of capital property investment in the last 12 months

LOW MILLS, KEIGHLEY, BD21 4PD

LOW MILLS, KEIGHLEY, BD21 4PD

Location

Low Mills is situated immediately off Bradford Road in Keighley town centre adjacent to the Keighley and Worth Valley Railway and Alexandra Retail Park which includes the recently opened Aldi supermarket and a proposed McDonalds restaurant. The town centre and its amenities is adjacent along with Keighley railway station providing regular services on the Airedale Line – Leeds, Bradford, Skipton and beyond.

Description

Low Mills is one of the oldest Cotton Mills in Yorkshire and remains intact having been occupied and maintained by the current owners for many years most recently being used for retail and storage.

Low Mills provides a platform for adaptation and development to create a superb mixed use scheme along the lines in our view of Dean Clough and Salts Mill. The location is excellent and the accommodation versatile planned across three largely open floor plates all complimented by ample parking. A recent scoping exercise indicated serious interest from businesses and leisure operators keen to take up space in the mill if available emphasizing not only good forward demand but also the lack of similar opportunity locally.

Accommodation

Internal

Ground Floor

The accommodation is planned across three floors. Essentially open plan it incorporates three stairwells, goods lift and wc facilities.

In all about 40,000 sqft (3,716 sqm)

External

Circa 120 car parking spaces

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Showroom & Premises

Rateable Value: £44,500

Uniform Business Rate for 2025/2026: £0.499

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Guide Price

On Application.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

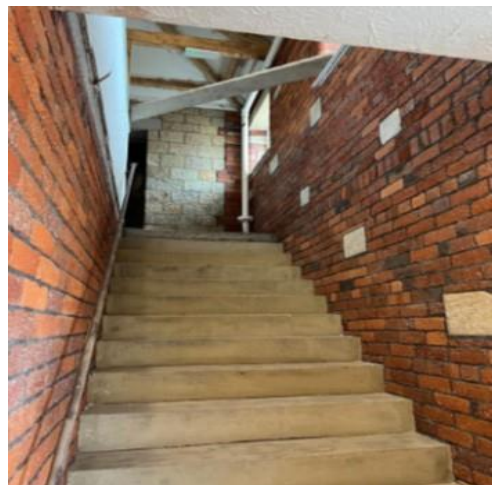
EPC commissioned

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.



Further Information

Lisa Throupe 01535 600097/07966 300501

lisa@hayfieldrobinson.co.uk

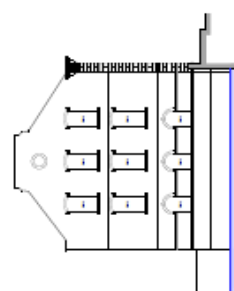
Justin Robinson – 07966 336617

ejr@hayfieldrobinson.co.uk





**Hayfield
Robinson**
PROPERTY CONSULTANTS

[illegible]



MA
DP

NO.	DATE	BY	CHKD.	APPD.
1	10/10/10	MA	MA	MA
2	10/10/10	MA	MA	MA
3	10/10/10	MA	MA	MA
4	10/10/10	MA	MA	MA
5	10/10/10	MA	MA	MA
6	10/10/10	MA	MA	MA
7	10/10/10	MA	MA	MA
8	10/10/10	MA	MA	MA
9	10/10/10	MA	MA	MA
10	10/10/10	MA	MA	MA

1. The drawings are prepared for the purpose of the sale of the property and are not to be used for any other purpose without the written consent of the architect.
2. The drawings are prepared on the basis of the information provided by the client and the architect does not accept any liability for any errors or omissions.
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