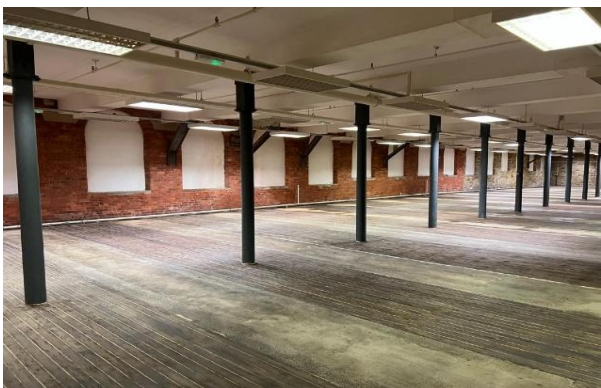


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Historic former Cotton Mill – One of the first in Yorkshire
Currently occupied and functional.
Excellent low cost storage space. Low business rates



- Fully functional and maintained – currently occupied
- Low cost storage space
- Low business rates exposure
- Circa 120 Car parking spaces/service yard
- Adjacent to a newly opened Aldi, proposed McDonalds and the Keighley & Worth Valley Railway
- 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 low cost freehold storage opportunity in a market of increasingly scarce freehold opportunity. The location is excellent being immediately off Bradford Road affording quick access to the Aire Valley Road A650. The accommodation versatile planned across three largely open floor plates all complimented by ample parking/service yard.

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

Service yard with 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

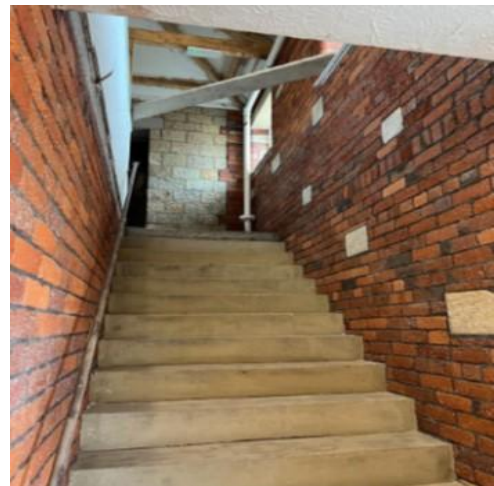
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Anti Money Laundering Regulations

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

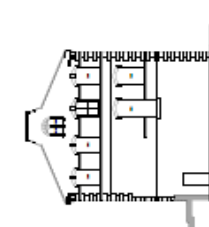
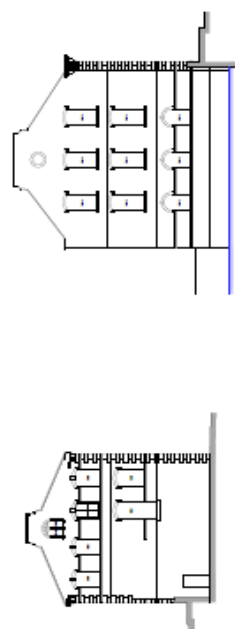
lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617

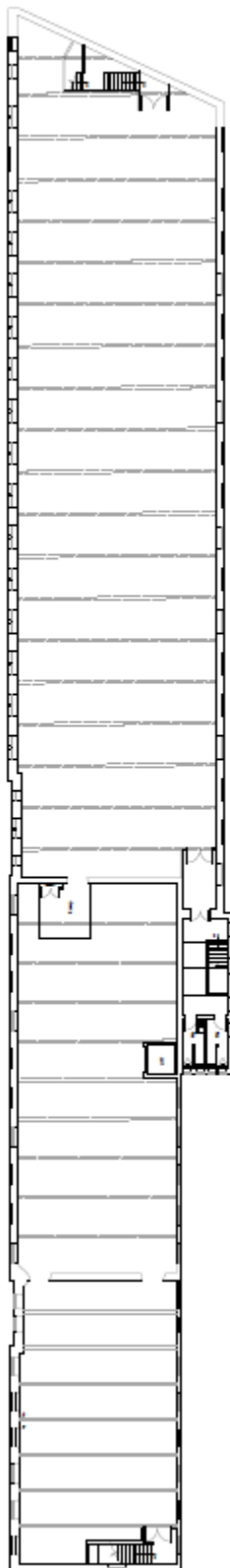
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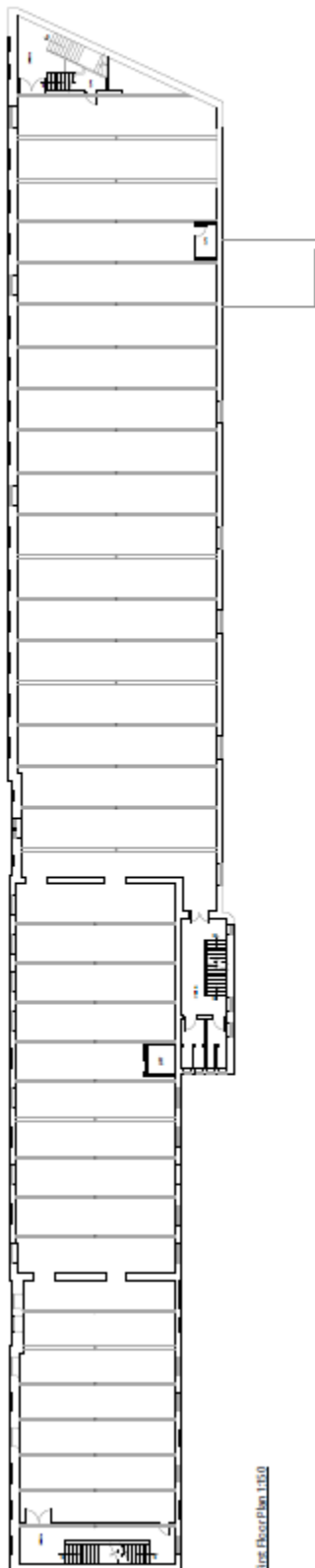
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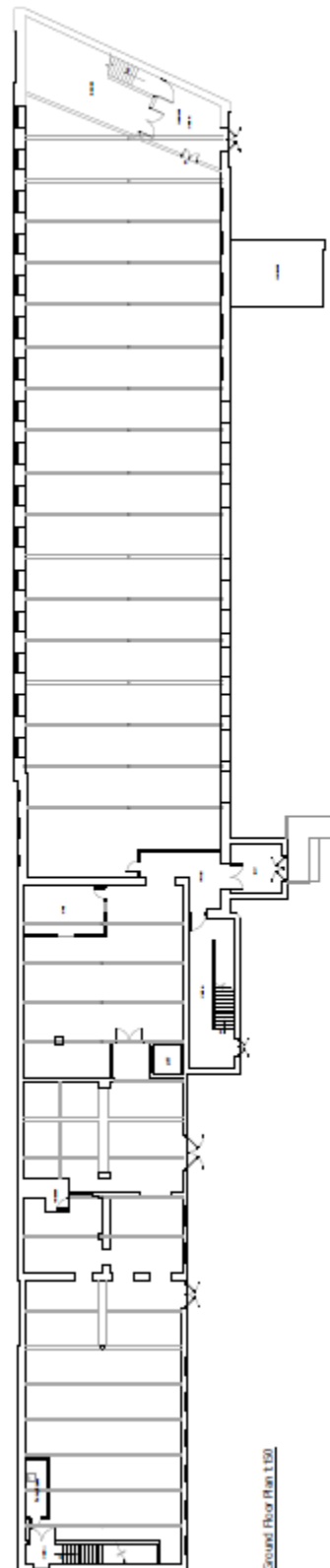
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Second Floor Plan T150



First Floor Plan T150



Ground Floor Plan T150

MA
DP

NO.	DATE	BY	FOR
1	15/01/2015	MA	DP

1. The information contained in this document is for general information only and does not constitute an offer or contract. It is not intended to be relied upon as a basis for any investment decision. The information is provided in good faith and is believed to be correct, but it is not guaranteed. The information is provided on an 'as is' basis and without any warranty, express or implied. The information is provided for your information only and should not be used as a basis for any investment decision. The information is provided in good faith and is believed to be correct, but it is not guaranteed. The information is provided on an 'as is' basis and without any warranty, express or implied. The information is provided for your information only and should not be used as a basis for any investment decision.

