



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

INCOME PRODUCING INDUSTRIAL PREMISES/REDEVELOPMENT OPPORTUNITY (STP)

PART FOLDHEAD MILLS, NEWGATE, MIRFIELD,
WEST YORKSHIRE, WF14 8DD

0.50 ha (1.23 acres) gross



- 'Cost effective' industrial/engineering buildings being occupied and income producing on flexible terms
- Strategically located only 100 yards off the A644 Huddersfield Road/Mirfield town centre
- Benefiting from redevelopment potential for a variety of alternative uses including residential (subject to requisite planning)

0113 2348999

Location

The premises comprise part of the larger Foldhead Mills complex which does include the Bathroom Shop, Oxfam and part has recently been converted to apartments (being within separate ownership). The subject premises are located to the rear with access off Newgate, approximately 100 yards from Newgate's intersection with the main A644 Huddersfield Road.

The premises are within close walking distance of Mirfield town centre, which does continue to prosper with the likes of Tesco and Ladbrokes taking occupation within the last 3 years. Mirfield town centre also includes a large Co-op and Lidl store.

The A644 Huddersfield Road provides good access not only throughout north Kirklees, but also to the motorway network with junction 25 of the M62 at Brighouse within 3 miles.

Description

Part Foldhead Mills comprises a series of older principally single storey industrial/engineering buildings situated adjacent Newgate. The main building (A1 and A2) – occupied for many years by FEF – comprises a two bay single storey former textile mill being stone and brick built part rendered under a timber trussed north light roof.



Also accessed off Newgate and opposite A1 & A2 is the former waste disposal station part of which is occupied by Competent Asphalt. To the rear there is a single storey stone building (Unit B2) providing workshop accommodation along with a self contained yard.



Unit B2 benefits from the self contained yard and all buildings benefit from rights of way off Newgate over the central yard area which provides onsite circulation, turning and vehicle parking.

Total Site Area 0.50 ha (1.23 acres) or thereabouts

Please see (on front cover) an Ordnance Survey extract with the site boundaries as we understand them to be.

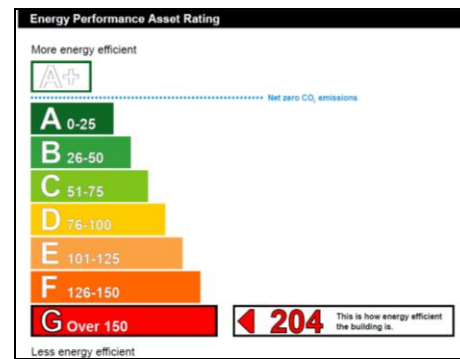
Accommodation

Unit A1 and A2	747.53m ² (8,046 sq ft)
Unit B2	327.98m ² (3,530 sq ft)
Gross Internal Floor Area	1,075.51m² (11,577 sq ft)

Services

We are advised the premises benefit from mains water, sewer drainage and three phase electricity along with individual appliances including lighting and heating. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Energy Performance Certificate



Rating

We are verbally advised by Kirklees Metropolitan Council each of the units are separately assessed for rating purposes.

The National Uniform Business Rate for 2015/16 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised by Kirklees Metropolitan Council the premises benefit from an established industrial use though are unallocated on their Unitary Development Plan (UDP). Given their proximity to Mirfield town centre and the recent development of part Foldhead Mill for residential, the premises could be suitable for demolition and comprehensive redevelopment for a variety of commercial uses including residential and/or retail (subject to planning).

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC 01484 221000.

Price

Seeking offers.

VAT

All prices quoted are exclusive of VAT and VAT to be charged if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Our Ref: 1656/A/M
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Subject to Contract



Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.