



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

FORMER SAW MILL & TIMBER YARD

**NIDD VALLEY SAW MILLS,
DACRE BANKS/ SUMMERBRIDGE, HARROGATE,
HG3 4EA**

1.36 ha (3.36 acres)
1,293.98m² (13,928 sq ft)

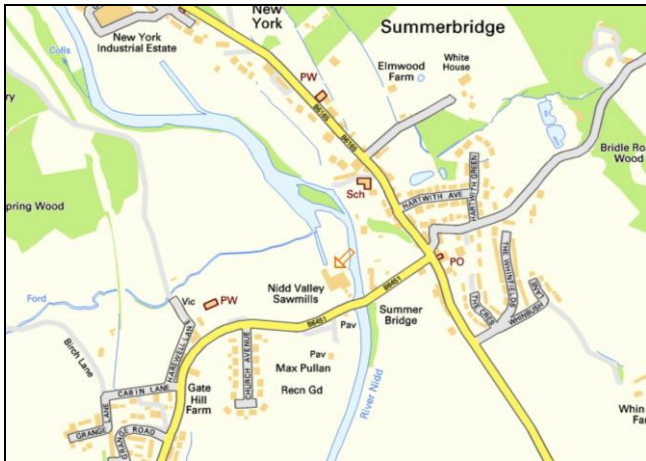


- Riverside setting
- Accessible location with far reaching rural views
- Redevelopment potential (subject to planning)

0113 2348999

Location

The site is located adjacent to the River Nidd and with frontage and access to the highway (B6451) positioned between the villages of Dacre of Summerbridge approximately 7 miles to the north west of Harrogate and 2.5 miles south east of Pateley Bridge in Nidderdale in the Harrogate district of North Yorkshire.



Description

The former Nidd Valley Saw Mills comprises a broadly level and irregular shaped site including concrete surfaced loading platforms, yards and circulation with tarmac surfaced access roadway.

A two storey (and part single storey) stone mill building has a pitched blue slate covered roof on timber queen post trusses, single storey stone and brick sawmill extensions and a number of prefabricated office and storage buildings.

Accommodation

Description	M ²	(sq ft)
Mill Buildings	567.17	(6,105)
SS Extensions & Offices	726.81	(7,823)
Total	1,293.98	(13,928)

Rating

From our enquiries of the valuation office website the premises are assessed for business rates as follows:-

Factory & Premises RV £25,750

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

The vendors planning consultants have engaged in pre-application discussions with the local planning authority. The pre-application correspondence, site analysis drawing and indicative scheme are available upon application, together with the response from Harrogate Borough Council.

Rent

Upon application.

VAT

The purchase price is exclusive of VAT, if applicable.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

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Our Ref: 2472/A/S
November 2017

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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