

### TO LET

# FORMER SAW MILL & TIMBER YARD

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

1.36 ha (3.36 acres) 1,293.98m<sup>2</sup> (13,928 sq. ft)



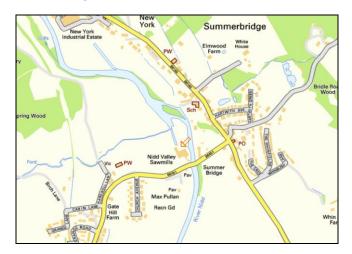
- Available as a whole or will split
- Buildings can be upgraded to meet occupier needs
- Applications for new build units invited

## 0113 2348999

Michael Steel & Co 4 Carlton Court, Brown Lane West, Leeds, LS12 6LT, Fax: 0113 2348899, Email: info@michaelsteel.co.uk, Web: www.michaelsteel.co.uk

#### 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 tarmacadam 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 <sup>2</sup>	(sq ft)
Mill Buildings	567.17	(6,105)
SS Extensions & Offices	726.81	(7,823)
Total	1,293.98	(13,928)

#### Rating

Through enquiries of the Valuation Office website the premises are currently assessed for business rates as Factory & Premises with RV £25,750.

It is envisaged the property will be reassessed for business rates upon upgrade and/or division.

### EPC

The property (as currently presented) is exempt from the requirements for an EPC.

#### Lease Terms

The property is available by way of new leases, for terms to be agreed. It is envisaged the tenants will be responsible for repairs and decorations and the annual rent will be subject to regular upward only rent reviews.

#### Rent

Upon application. The rents to be payable either monthly or quarterly in advance, exclusive of business rates, building insurance and utilities.

#### VAT

Rents are quoted exclusive of VAT, if applicable.

#### **Anti-Money Laundering Regulations**

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

#### Legal Costs

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

#### **Viewing/Enquiries**

Our Ref: 2472/A/S Updated May 2023

Strictly by appointment only with the sole agents:-

Michael Steel & CoTel: 0113 234 8999Andrew Steelandrew@michaelsteel.co.uk

**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.