

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

## INVESTMENT SALE

On the instructions of the Joint Administrators

Substantial Stone Built Multi Storey Works, Storage and  
Office/Showroom Accommodation  
51,869 sqft (4,818 sqm)



**GUIDE PRICE - £750,000**

- Situated approximately ½ of a mile south west of Keighley Town Centre
- Private parking
- Based on the gross rental income of £70,000 pa this reflects a Net Initial Yield of 8.86% allowing for purchaser's costs of 5.4%

**SPRINGFIELD MILLS, OAKWORTH ROAD, KEIGHLEY  
WEST YORKSHIRE, BD21 1SL**

# SPRINGFIELD MILLS, OAKWORTH ROAD, KEIGHLEY WEST YORKSHIRE, BD21 1SL

## Location

The property is prominently positioned just off the B6143 Oakworth Road approx. ½ a mile south west of Keighley town centre. The immediate surrounding area includes a mix of commercial occupiers and established residential properties.

Keighley is around 8 miles north west of Bradford and 16 miles west of Leeds. According to the 2021 Census, the town has a population of 48,754.

## Description

A stone built three storey mill (plus attic and partial basement), generating a gross rent of approximately £70,000 per annum with some vacant space (tenancy details are available upon request).

The property has been well maintained and features replacement uPVC to the majority of window openings, biomass boiler, solar panels, mains fed sprinkler system and goods and passenger lifts.

Externally, there is ample space some with shared rights together with a dedicated surfaced car park area to the west of the site.

## Accommodation

### Internal

#### Ground Floor

12,271 sqft      1,140 sqm

#### First Floor

12,271 sqft      1,140 sqm

#### Second Floor

12,271 sqft      1,140 sqm

#### Attic

12,271 sqft      1,140 sqm

#### Basement

2,785 sqft      259 sqm

## Rateable Value

There are multiple business rates assessments for the property - please search under the postcode at [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates) for further details.

## Guide Price

£750,000

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8242-4909-8438-7811-0045>

## 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

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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

