

WINDHILL MANOR

Leeds Road, Shipley

FOR SALE

UNIQUE FREEHOLD REFURBISHMENT OPPORTUNITY WITH INCOME

13,141 sq ft (1,220.8 sq m)

DESCRIPTION

The property comprises a stone built Grade II Listed former school building which occupies a site of approx 0.33 hectares (0.82 acres).

Following its adaptation and refurbishment over the years it now provides office facilities across 3 levels which retain original period features and externally has 40 secure on-site car parking spaces plus landscaped gardens and stone flagged courtyard.

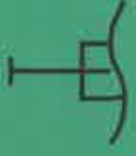
The property is available for sale as a whole.



**On-site
Car Parking**



**Regular Services
To Leeds, Bradford
& Keighley**



**Landscaped
Gardens**



**Prominent Location
With Frontage To A657
Leeds Road**

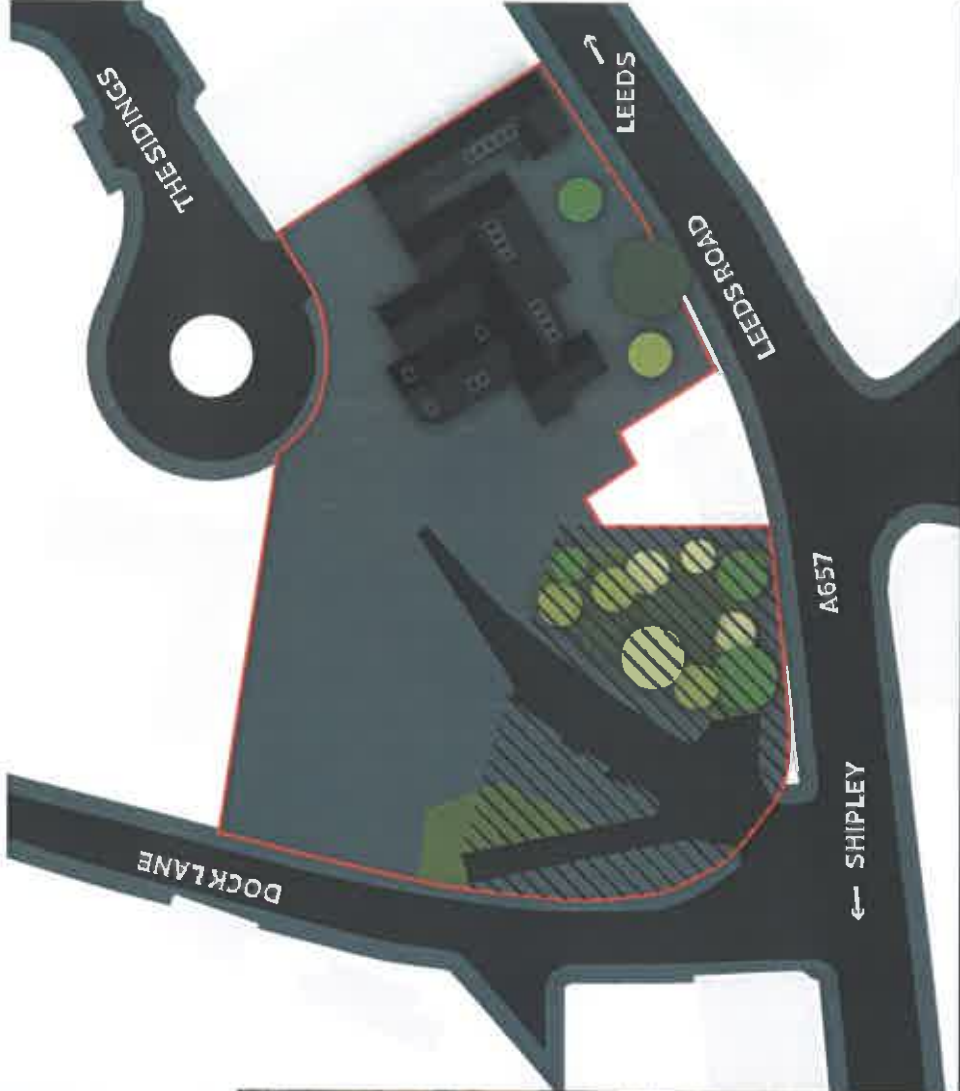


**Excellent Road
Access**



**Development/
Refurbishment
Opportunity**





Current B1 Business Consent With Alternative Uses To Be Considered Subject To Planning

PLANNING

The property is understood to have a B1 business consent but is "subject to planning" considered to be suitable for alternative uses to include assembly and leisure, public house and/or restaurant, community use children's play centre/day nursery or even a bespoke retailer.

ACCOMMODATION

FORMER CHAPEL

OFFICES	sq ft	sq m
Lower Ground Floor	562	52,24
Ground Floor	1,190	110,55
First Floor	1,075	99,83

GARAGE

	sq ft	sq m
Store	512	47,53

TOTAL NIA

13,141

1,220.8

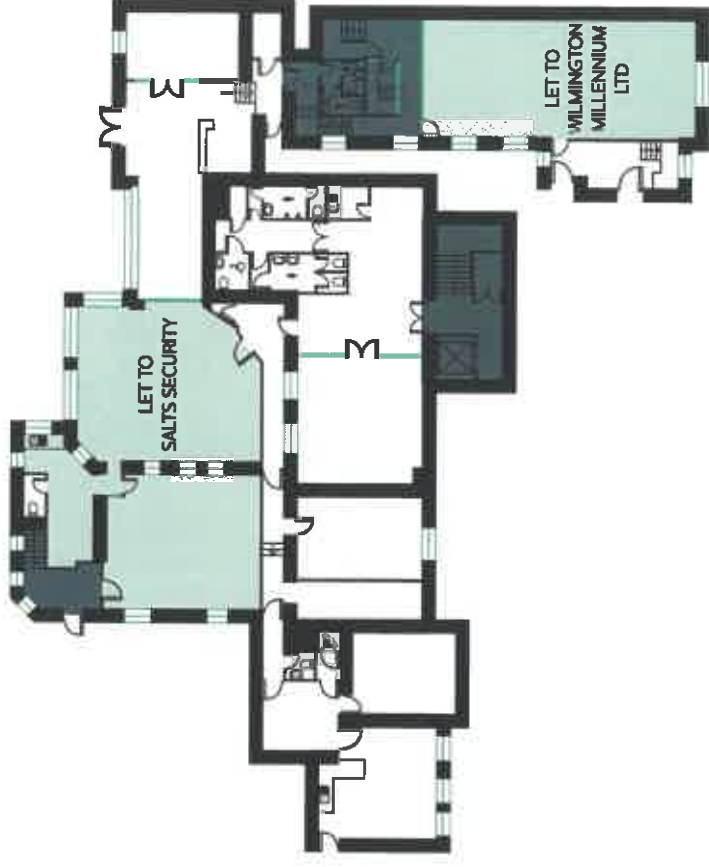
MAIN SCHOOL

OFFICES	sq ft	sq m
Ground Floor	3,267	303,51
First Floor	3,549	329,74
Second Floor	2,986	277,40

LIVING ACCOMMODATION

GF - Dining Kitchen, Conservatory & Reception.
 FF - House Bathroom, 2 X Bedrooms

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





**26 Minute Drive To
Leeds City Centre**



Frontage To A657



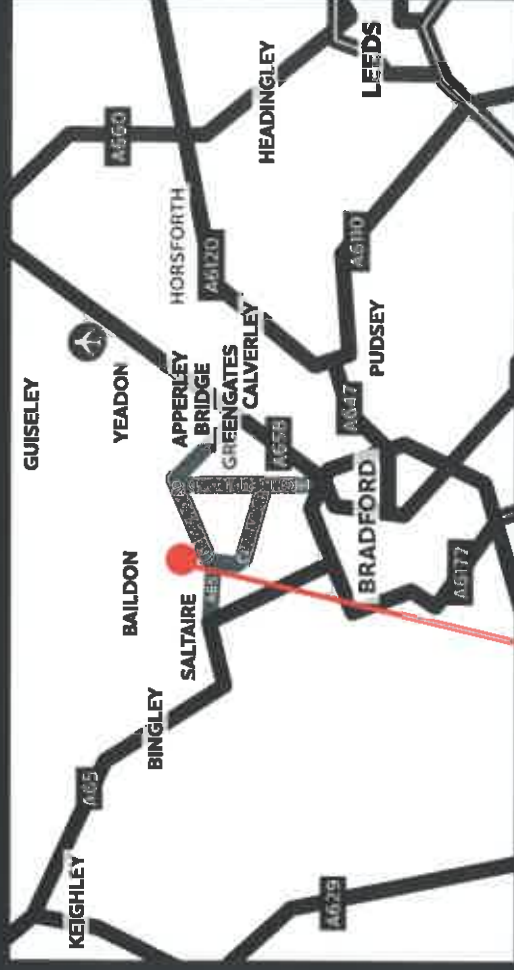
**½ Mile East Of
Shipley Town Centre**

**5 Minute Walk To
Shipley Train Station**
(frequent services to Leeds, Bradford,
Skipton, Ilkley and Keighley)

LOCATION

Situated approx ½ mile east of Shipley town centre and only a five minute walk from Shipley train station with regular services to Leeds, Bradford, Skipton, Ilkley and Keighley.

The building occupies a prominent location with frontage to the A657 Leeds Road, a main arterial route which benefits from substantial volumes of passing traffic. It has excellent road access both east to Greengates, Apperley Bridge, Calverley and Leeds, and west to Saltaire, Bingley, Keighley and beyond.



WINDHILL MANOR



EPC

The property has been assessed and has an EPC rating of C73.

PRICE

Price - On application.

PROPOSED TENANCIES & RENTAL INCOME

The property can be purchased with an optional 5 year lease over the accommodation occupied by Wilmington Millennium Ltd (shown on the plan). The Rent equates to £21,000 per annum and comprises 1,891 ft². The Lease will commence simultaneously with the completion of the sale.

Safe Security Systems Ltd have a lease for a term of 5 years over part Ground floor (highlighted on the plan). The rent passing equates to £8,000 per annum. The Lease is for a term of 5 years which commenced on the 1st September

The Residential proportion of the asset is not currently let however if let it would generate £550 pcm.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967
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