



## 1 Mending Rooms, Sunny Bank Mills

83-85 Town Street, Farsley, LS28 5UJ

Quality retail space within the core of Sunny Bank Mills

**652 sq ft (60.57 sq m)**

- Destination Retail
- Complementary users on site
- LED lighting
- Available immediately
- On site parking
- Internal kitchenette

### Summary

Available Size	652 sq ft
Rateable Value	£7,800
Service Charge	£4.49 per sq ft
VAT	The prices quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	D

### Description

Sunny Bank Mills dates back to 1879 and comprises a range of mill buildings which have been significantly refurbished to provide modern contemporary office, retail and workshop accommodation.

1 Mending Rooms Provides atmospheric destination retail space benefitting from the following specification:

- LED lighting
- Kitchenette
- Exposed stone walls and beams
- High speed internet
- On-site parking
- Shared toilets
- Gas fired wet radiator heating

### Location

Sunny Bank Mills is located in the centre of Farsley approximately 6 miles from Leeds city centre and 5 miles from Bradford city centre.

Farsley is served by regular bus services to surrounding town and cities and is located 1 mile from New Pudsey Railway Station.

Sunny Bank Mill is home to a variety of commercial tenants and provides a range of amenities from The Mill Kitchen, Grumpy's and a hair and beauty salon.

### Viewings

Via the Sole Agents Dove Haigh Phillips.

### Terms

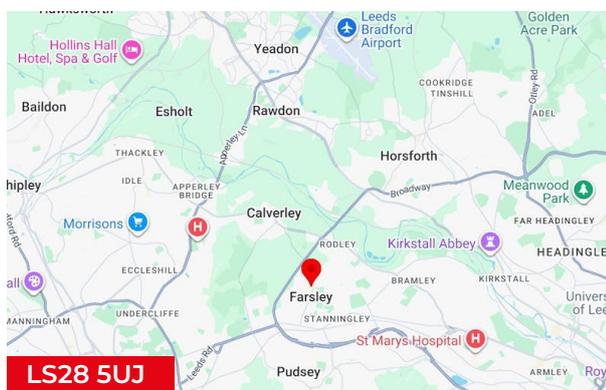
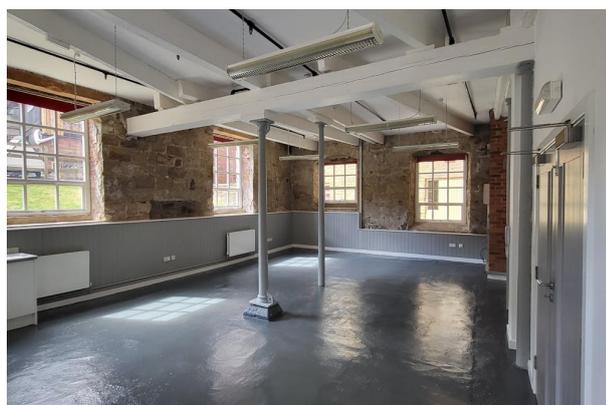
The retail space is available by way of a new lease on terms to be agreed.

### Legal fees

Each party to bear their own costs in relation to the transaction.

### AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



### Viewing & Further Information



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