



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE/may let

**RECENTLY CONSTRUCTED
COMMERCIAL/TRADE UNIT JUST
OFF MAIN A644**

**JOHN STREET, OFF A644 HUDDERSFIELD ROAD,
RAVENSTHORPE, NEAR DEWSBURY,
WEST YORKSHIRE, WF13 1LE**

255m² (2,747 sq ft)



- Recently constructed two storey commercial/trade building
- Strategically located in high profile position just off exceptionally busy A644 Huddersfield Road (between Mirfield and Dewsbury)
- Potentially suitable for a variety of commercial/quasi retail/trade uses (subject to planning) with some onsite car parking

0113 2348999

Location

The property is situated on John Street close to its intersection – and visible to – the main A644 Huddersfield Road. The exceptionally busy A644 Huddersfield Road links Mirfield and junction 25 of the M62 (at Brighouse) with Dewsbury town centre, which is approximately 3 miles to the north east.

The property is well located for access throughout West Yorkshire with junctions 25 and 28 of the M62 and junction 40 of the M1 within a 7 mile radius.

Description

The property comprises a newly built two storey steel portal frame building under a single pitch metal decking roof being part reconstituted stone clad part metal decking with a concrete ground floor.

The property is essentially open plan at both ground and first floor level benefiting from an electrically operated loading door.

Immediately to the front of the building, beneath the overhanging first floor, is dedicated surface car parking.

Accommodation

Ground floor 119.5m² (1,286 sq ft)

Being essentially open plan and benefiting from electrically operated loading door (to the side) and toilet facilities.

First floor 135.8m² (1,461 sq ft)

Providing essentially open plan accommodation.

Gross Internal Floor Area 255,30m² (2,747 sq ft)

Services

We are advised the premises benefit from mains water, sewer drainage and electricity in addition to individual appliances. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally advised by Kirklees MC the premises will require to be reassessed upon occupation.

The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised by Kirklees Council the premises could be suitable for a variety of industrial, storage, office, commercial, quasi retail and/or trade uses, subject to requisite planning consents.

Prospective purchasers or tenants should satisfy themselves with regard to all rating and planning matters direct with the local authority, Kirklees MC Tel: 01484 221000.

Energy Performance Certificate

An Energy Performance Certificate (EPC) will be available upon request.

Price

Seeking offers in the region of £225,000.

Lease Terms

The landlord may consider the granting of a new lease for a period of years to be agreed on an effectively full repairing and insuring basis with a commencing rent of £16,500 per annum exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

VAT

All prices and rents are quoted exclusive of VAT and VAT to be charged at the appropriate rate, if applicable.

Legal Costs

In the event of a letting the ingoing tenant to be responsible for both parties reasonable legal costs incurred in the completing of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 1982/A/M
August 2016

Subject to Contract



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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.