



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Wharfedale Finance Co

TO LET

HIGHLY PROMINENT CHARACTER RETAIL UNIT

**NORTHGATE HOUSE, NORTHGATE,
DEWSBURY, WEST YORKSHIRE, WF13 1DZ**

138 m² (1,485 sq ft) net + external terrace 73m² (786 sq ft)



- Substantial partially refurbished 'art-deco' commercial building with external terrace
- Situated in a focal position within Dewsbury town centre immediately opposite Pioneer House (to be occupied by Kirklees College as part of an £18.5m investment with up to 2,500 students)
- Suitable for a variety of retail/commercial uses including restaurant/cafe/coffee shop (STP)

0113 2348999

Location

Northgate House is an 'island building' being situated on the extremely high profile intersection of the main Halifax Road with Northgate in the centre of Dewsbury. Immediately opposite Northgate House is Pioneer House which is nearing completion and is to be occupied by Kirklees College (as part of a substantial investment up to £18.5m from Leeds City Region).

Kirklees College in the process of relocating from their Halifax Road site and Batley Arts Centre to a new facility being constructed on the former Safeway site on Bradford Road – only a short distance from the town centre – and to Pioneer House. It is anticipated this will bring up to 2,500 students closer to and within Dewsbury town centre significantly increasing footfall along both Northgate and Halifax Road.



In addition, Northgate House is only a short distance from the successful Dewsbury Market and within walking distance of Dewsbury train station, which does provide excellent communication links to Leeds (within 20 minutes) along with Wakefield and Manchester.

Description

Northgate House does comprises a substantial 3 storey and basement 'art-deco' building under a flat roof and is within Dewsbury Town Centre Conservation Area. The ground floor has been refurbished to provide good quality open plan retail/commercial space and further refurbishment works can be undertaken to the first and second floors (to meet tenant requirements).

The property does include a basement area (87m² (936 sq ft)) which is self contained accessed off pavement level. This is available by way of separate negotiations.



Externally the property does benefit from a fenced terrace immediately to the front which could provide seating area along with on street 'pay & display' car parking immediately surrounding the property.

Accommodation

Second floor 48m² (517 sq ft) net
Comprising open plan accommodation providing storage or additional commercial space.

First floor 46m² (495 sq ft) net
Comprising open plan accommodation with WC.

Ground floor 44m² (475 sq ft) net
Refurbishment nearing completion to provide high quality retail/commercial space with significant display windows and suitable for a variety of uses (STP).

Net Internal Floor Area 138m² (1,485 sq ft)
Plus external terrace to front 73m² (786 sq ft)

Services

We are advised Northgate House does benefit from all mains services including gas, water, electricity and sewer drainage in addition to individual appliances including lighting. 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 advised the majority of the building is presently assessed with a rateable value for 'shop & premises' of £5,600. The lower ground floor area is presently assessed at rateable value £1,250. The National UBR for 2017/18 is 47.9p in the £.

Planning

We are advised the existing planning is for A1 retail although the premises could be suitable for a variety of retail/commercial/cafe/restaurant type uses (subject to requisite consent). We are advised the building is within Dewsbury Town Centre Conservation Area.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Lease Terms

Northgate House (excluding the lower ground floor/basement) is offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on terms to be agreed.

Rent

£15,000 per annum exclusive.

Rent for the basement is available upon request.

VAT

The rent is quoted exclusive of VAT and VAT to be charged at the appropriate rate if applicable.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2360/A/M
April 2017

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.