



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Wharfedale Finance Co

**TO LET**

## **BRAND NEW HIGH PROFILE RETAIL SCHEME**

*Consents secured for A1/A3 Uses*

**FOUNTAIN COURT, A62 HUDDERSFIELD ROAD,  
ROBERTTOWN, NR MIRFIELD,  
WEST YORKSHIRE, WF15 7PH**

186m<sup>2</sup> – 486m<sup>2</sup> (2,000 sq ft – 5,229 sq ft)



- Brand new highly prominent retail scheme with Unit 1 occupied by **Sainsbury's** and remainder now **benefitting from A1 and A3 uses**
- Strategic location with substantial frontage to exceptionally busy A62 Huddersfield to Leeds Road between Mirfield and Roberttown
- Benefitting from large communal car park and early occupation available

**0113 2348999**

## Location

Fountain Court is strategically located with a significant frontage to the main A62 Leeds Road on the outskirts of both Roberttown and Mirfield. The A62 Leeds Road connects Huddersfield town centre and junction 25 of the M62 (Brighouse) with Birstall – including the renowned Birstall Retail Park – and Leeds city centre.

The site is superbly located for access throughout the North Kirklees area along with the West Yorkshire region with accessibility to junctions 25, 26 and 27 of the M62.

## Description

Fountain Court comprises up to 3 high quality single storey brick built steel framed buildings with Unit 1 pre-let to Sainsburys.



Adjacent Sainsburys is a large terrace (comprising Units 2 and 3) extending up to 600m<sup>2</sup> (6,458 sq ft) or thereabouts. Units 2 and 3 are capable of being subdivided further with minimum unit size of 186m<sup>2</sup> (2,000 sq ft) or thereabouts within a shell unit.



Construction of proposed Units 4 and 5 have not yet been commenced.

Externally Fountain Court does benefit from a large surfaced car parking area serving the development. In addition the scheme does benefit from a separate access providing rear servicing to the units.

## Accommodation

Unit 1	Let to <b>Sainsburys</b> 372m <sup>2</sup> (4,000 sq ft)
Unit 2	(may split) up to 300m <sup>2</sup> (3,229 sq ft)
Unit 3a	up to 186m <sup>2</sup> (2,000 sq ft)
Unit 3b	<b>Terms Agreed to National Operator</b> 120m <sup>2</sup> (1,292 sq ft)

## Services

We are advised Fountain Court does benefit from mains water, sewer drainage and water although 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.

## Energy Performance Certificate

Energy Performance Certificates will be commissioned upon practical completion and available upon request.

## Rating

Units at Fountain Court are to be assessed upon occupation.

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

In 2015 the developers secured a Reserved Matters consent for A1 retail and B1 business units (application number 2015/61/90510/E).

A new consent on Units 2 & 3 has been secured for change of use to A1 retail and A3 cafe use with revised access, parking and landscaping (application number 2017/90481) with war determined in June 2017.

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

Units 2 & 3 Fountain Court are offered by way of new tenants full repairing and insuring leases for a term of years to be agreed, incorporating regular rent reviews, plus the site service charge.

## Rent

On application.

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)

**Our Ref: 0037/A/M**  
Updated July 2017

**Subject to Contract**



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Michael Steel & Co conditions under which particulars are issued

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