



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Wharfedale Finance

**TO LET/MAY SELL**

**FORMER BANK SUITABLE FOR  
RETAIL, RESTAURANT, OFFICE &  
OTHER USES (STP)**

**1 COMMERCIAL STREET, BATLEY, WF17 5HN**

582.81 m<sup>2</sup> (6,273 sq ft)



- Prominent town centre position
- Useful basement stores
- Possible division

**0113 2348999**

## Location

The premises are located occupying a prominent position at the junction of Commercial Street (Batley town centre's main retail thoroughfare) and Hick Lane, within a predominantly retail area but with a number of licensed leisure (the Tapp Room, The Union Rooms (JD Wetherspoons) and the Wellington public houses, close by.

## Description

The former 'Yorkshire Bank' banking hall with first floor offices, staff amenities, second floor stores and basement comprise an ashlar stone fronted end of terrace property with 'shop frontage' to both Commercial Street (21m (68' 11")) and Hick Lane.

The former banking hall has suspended ceilings, partitioning to form display, counter and meeting rooms (capable of reconfiguration). The first floor comprises private and general offices, staff amenities, WCs and canteen. The second floor offers additional storage accommodation (or upgrade, subject to agreement).

## Accommodation

Floor	Description	M <sup>2</sup>	(sq ft)
2	Stores	217.57	(2,342)
1	Offices, staff rooms & WCs	193.05	(2,078)
GF	Banking hall & premises	172.19	(1,853)
	<b>Total Internal Floor Area</b>	<b>582.81</b>	<b>(6,273)</b>

## Services & Installations

The property has all mains services connected and benefits from suspended ceilings to part, central heating pipes and radiators and air conditioning to part. The services and installations have not been tested. Interested parties must satisfy themselves with regard to condition and capacities.

## Rating

Through our enquiries with the Valuation Office the premises have the following business rates:-

Bank & Premises RV £23,250

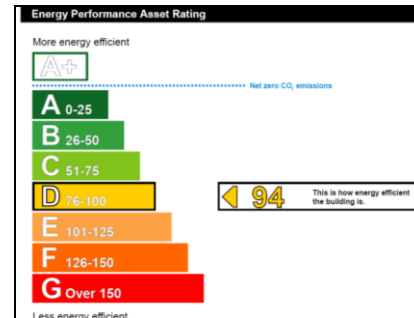
The National Uniform Business Rate for 2016/17 is 49.7p in the £.

## Planning

The property is currently used as a bank which falls within A2 (financial and professional services) of the Town & Country Use Classes Order. Similar uses (including professional services, estate agents, betting office etc) together with A1 retail uses are considered to be permitted

on the basis of the existing use. Interested parties should satisfy themselves through enquiries to Kirklees MDC in relation to all planning matters and use Tel: 01484 221000.

## Energy Performance Certificate



## Lease Terms

The property is offered to let by way of a new lease(s) on tenants full repairing and insuring bases, for a term(s) to be agreed, incorporating upward only rent reviews. An initial rent in the order of £20,000 per annum exclusive of rates, building insurance and services, is envisaged.

## Price

£199,950.

## VAT

VAT is not applicable upon the price or rent.

## Rent

A rent in the order of £20,000 per annum exclusive of rates, building insurance and services, is envisaged. VAT is not applicable upon the rent.

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a letting.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Andrew Steel  
Richard Barker

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

**Our Ref: 1495/A/S**  
**Updated November 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.