



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**On the instructions of Wharfedale Finance Co**

**TO LET**

# **HIGHLY PROMINENT CAR SHOWROOM & VEHICLE GARAGE**

**KINGSWAY, OSSETT,  
WEST YORKSHIRE, WF5 8DA**

886m<sup>2</sup> (9,935 sq ft) plus covered storage area & canopy



- Car showroom with external display forecourt and substantial frontage to Kingsway
- Strategically located only a short distance from Ossett town centre being immediately adjacent both Co-op and Lidl
- Easily accessible to junction 40 of M1 motorway and immediately available on short term flexible lease

## **0113 2348999**

## Location

The former Gleshills of Ossett premises are situated on the northern side of Kingsway, which links Dewsbury Road with Ossett town centre, being immediately adjacent the Co-op car park and opposite the new Lidl supermarket close to its junction with Ventrar Way.

Ossett is well situated for access throughout the West Yorkshire region with main arterial routes linking to both the north and Kirklees district, as well as being situated less than 2 miles from junction 40 of the M1 (Ossett/Wakefield).

## Description

The premises comprise a single storey car showroom and repair garage workshop which has been extended and adapted over time to provide showroom space with vehicle repair facilities to the rear.



There is an extensive display forecourt to the B6128 Kingsway (some of which does benefit from canopy cover).

**Total Site Area** 0.24 ha (0.59 acres)

### Accommodation

Showroom & offices	236.11m <sup>2</sup> (2,541 sq ft)
Workshop with inspection pit	440.68m <sup>2</sup> (4,743 sq ft)
Workshop	149.25m <sup>2</sup> (1,607 sq ft)
Stores	47.18 (508 sq ft)
Office	3.78m <sup>2</sup> (41 sq ft)
<b>Gross Internal Floor Area</b>	<b>885.81m<sup>2</sup> (9,535 sq ft)</b>
Open fronted store	73.04m <sup>2</sup> (786 sq ft)

## Services

We are advised all mains services including three phase electricity are available to the premises. There are two gas fired space heaters although gas is not connected and the heaters have not been operational for many years. We have not tested the services or any of the appliances and therefore we are unable to comment upon their condition or capacity.

## Non Domestic Rating

We are advised the property is rated as a showroom and premises with a rateable value of £46,500.

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

Prospective tenants and purchasers should satisfy themselves with regard to all rating and planning matters direct with the relevant Local Authority, Wakefield Council.

## Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon request.

## Lease Terms

The property is offered by way of a short term flexible lease for a period to be agreed with a commencing rent of £39,500 per annum exclusive.

Any lease/tenancy agreement to be excluded from the Landlord & Tenant Act 1954 Part II.

## VAT

All rents are quoted exclusive of VAT (if applicable).

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the completing of the lease and its counterpart (and any requirements for the lease to be excluded from Landlord & Tenant Act 1954).

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**  
**Richard Barker**

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

**Our Ref: 2506/A/M**  
**December 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.