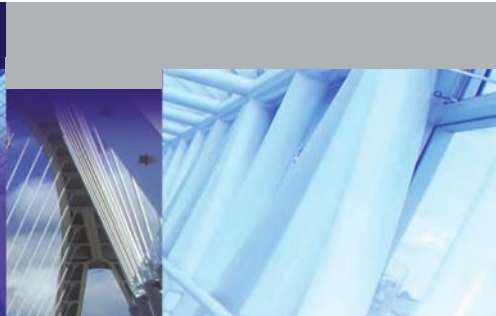




Michael Steel & Co
PROPERTY CONSULTANTS



TO LET/may sell

**HIGHLY PROMINENT
SHOWROOM WITH EXTENSIVE
OFFICES & STORAGE**

**34 BRADFORD ROAD, CLECKHEATON,
WEST YORKSHIRE, BD19 3LL**

661m² (7,115 sq ft) gross



- High profile showroom premises – previously car parts & menswear – with substantial onsite ancillary and storage space
- Benefitting from significant frontage to the exceptionally busy A638 Bradford Road on the fringe of Cleckheaton town centre
- Potentially suitable for a variety of retail/commercial uses with both front and rear access

Immediately Available for Occupation

0113 2348999

Location

The premises occupy a prominent town centre fringe position location with an extensive frontage to the A638 Bradford Road which links Junction 26 of M62 (Chain Bar) with the main A62 Leeds Road.

Cleckheaton is a town in the Metropolitan Borough of Kirklees with a population of approximately 15,000 accessible to the motorway network - neighbouring conurbations and main arterial routes accessing North Kirklees.

The premises are situated on the junction of Bradford Road with Valley Road.

Description

34 Bradford Road comprises a large ground floor showroom/display area accessed directly off Bradford Road with large display windows (benefitting from electrically operated shutters to the front).

The premises include rear office areas along with storage provisions accessed from the rear via an electrically operated roller shutter door.



The first floor of the property has previously provided overflow storage and/or additional offices (where applicable).

Accommodation

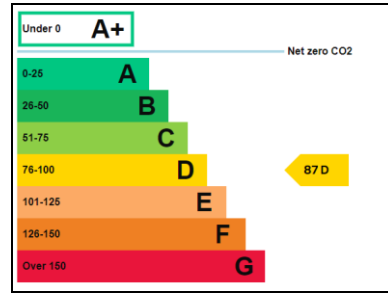
Lower ground floor	142.8m ² (1,537 sq ft)
Ground floor	373.93m ² (4,023 sq ft)
First floor	144.24m ² (1,553 sq ft)

Gross Internal Floor Area 661m² (7,115 sq ft)

Services

We are advised the subject premises benefit from mains electricity, water and sewer drainage. In addition the premises benefit from individual appliances including lighting, though 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



Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Showroom & Premises RV £30,000

The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Lease Terms

34 Bradford Road is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews with a commencing rent of £39,750 per annum exclusive.

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

Price

The landlords have advised they may consider an attractive freehold offer for the property.

VAT

All rents and prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

In the event of a letting, the incoming tenant 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
Our Ref: 3392/A/M
May 2033

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

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.