



Michael Steel & Co  
PROPERTY CONSULTANTS

# FOR SALE

## HIGHLY PROMINENT INCOME PRODUCING INVESTMENT

**BIRSTALL RETAIL VILLAGE, 895 BRADFORD ROAD/  
A62 LEEDS ROAD, BIRSTALL, WEST YORKSHIRE, WF17 8NN**

407m<sup>2</sup> (4,385 sq ft)



- Three high profile retail/showroom and commercial units with extensive frontage to A652 Bradford Road
- Tenants include Subway with an overall gross rent of £50,250 per annum exclusive
- Situated on the exceptionally busy junction with main A62 Leeds Road & benefitting from shared car park

# 0113 2348999

## Location

Birstall Retail Village is strategically located in a high profile position on the A652 Bradford Road on its intersection with the main A62 Leeds Road. The site is only a short distance from Birstall town centre and the A652 Bradford Road links Batley/Dewsbury town centre with Bradford.

The A62 Leeds Road connects Leeds city centre (approximately 5 miles to the north east) with Huddersfield/Manchester. In addition to being well located for the catchment areas of North Kirklees/Heavy Woollen, the site also benefits from good access to the motorway network with Junction 26 (Cleckheaton) and Junction 27 (Birstall) – which includes Showcase Cinema and Junction 27 Retail Park featuring Currys, Barker & Stonehouse, Marks & Spencers, Next, etc – of the M62 being within 3 miles.

## Description

Birstall Retail Village comprises three semi detached/detached retail/showroom and commercial units being principally single storey brick or stone built with significant glazing.



The site is accessed immediately off the A652 Bradford Road and benefits from a surfaced car parking for the benefit of the occupiers.



## Accommodation

Unit A Subway	110m <sup>2</sup> (1,184 sq ft)
Unit B Carpet & Vinyl Showroom	190m <sup>2</sup> (2,046 sq ft)
Unit C Totally Wicked	107m <sup>2</sup> (1,155 sq ft)
<b>Gross Internal Floor Area</b>	<b>407m<sup>2</sup> (4,385 sq ft)</b>

## Services

We are advised Birstall Retail Village benefits from mains water, sewer drainage and electricity, including individual appliances such as lighting and heating. 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 and/or capacity.

## Energy Performance Certificates

Unit A rating D (83)

Unit B rating C (51)

Unit C rating D (81)

## Non Domestic Rating

We are verbally advised by the Valuation Office website the premises are assessed with the following RV's:-

Unit A Restaurant & Premises	RV £17,750
Unit B Showroom & Premises	RV £22,250
Unit C Showroom & Premises	RV £15,000

The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters with the local authority. Kirklees MC Tel: 01484 221000.

## Lease Terms

Unit A is let to Subway Reality Ltd by way of a new 10 year lease from October 2022 incorporating a rent review and break option upon the fifth anniversary (2027) with a rent of £16,500 per annum exclusive.

Unit B is let to Carpet & Vinyl Showroom by way of a lease expiring March 2024 with a current passing rent of £18,750 per annum exclusive.

Unit C is let to Totally Wicked by way of a lease expiring November 2026 (commenced November 2016) with a current passing rent of £15,000 per annum exclusive.

Gross income £50,250 per annum exclusive

Copies of all leases can be made available upon request.

## Price

The vendors are seeking offers in the region of £875,000.

## VAT

All rents and prices are quoted exclusive of VAT.

## Viewing/ Enquiries

Strictly by appointment only with the sole agents:

**Michael Steel & Co**  
**Alec Michael**  
**Ben Preston**  
**Our Ref: 0321/A/M**  
**Amended May 2023**

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

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
**[www.michaelsteel.co.uk](http://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.