



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Cannonvale Property Ltd

TO LET

WELL LOCATED SALON/RETAIL UNIT CLOSE TO TOWN CENTRE

**8 KNOWL ROAD, MIRFIELD,
WEST YORKSHIRE, WF14 8DA**

88m² (945 sq. ft)



- Salon premises with frontage to Knowl Road and potentially suitable for a variety of commercial/retail/leisure uses (STP)
- Situated on Knowl Road only short distance from exceptionally busy A644 Huddersfield Rd/Mirfield high street which includes Tesco & Co-op
- Available from September 2023 with some parking

0113 2348999

Location

The premises are situated in a prominent position on Knowl Road, with nearby occupiers including Qream T's Cakery & Pantry, Trinity (After School Club) and To Have and To Hold Bridalwear. The property is also a short walking distance from Mirfield town centre which includes Tesco, large Co-op supermarket and Lidl.

The premises are only a short distance off the main A644 Huddersfield Road which links Dewsbury town centre with Junction 25 of the M62, which are located approximately 3 miles to the north east and west respectively. The premises are therefore well located for access not only throughout the Kirklees/Heavy Woollen District but also the motorway network via the M62.

Description

8 Knowl Road is the ground floor of a larger retail block being part two part single storey of brick/stone construction under a part pitched part flat roof split into a series of retail/showroom units at ground floor.



The landlord can also offer car parking (at additional cost).

Accommodation

8 Knowl Road 87.78m² (945 sq. ft)

The property comprises an open plan salon/retail area along with partitioning to form a smaller rear salon, storeroom, kitchen and toilets.

Main salon (approx) 60.37m² (650 sq. ft)

Gross Internal Floor Area 87.78m² (945 sq. ft)

Services

We are advised 8 Knowl Road benefits from all mains service including electricity, gas, sewer drainage and water, in addition to independent appliances including lighting and an Ideal gas boiler. 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 or capacity.

Rating

We are verbally advised by the Valuation Office website the premises are assessed at Rateable Value £9,000..

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

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 2221000.

Energy Performance Certificate

The property has an energy rating of C (74).

Vacant Possession

We are advised the existing tenants will vacate the property in September 2023.

Lease Terms

8 Knowl Road is offered by way of a new lease for a period for years to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and insuring lease (plus the site service charge).

Rent

£275 per week exclusive.

The rent is payable quarterly in advance.

VAT

The rent is 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

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

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

Our Ref: 1939/A/M
September 2023

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.