



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGHLY PROMINENT SHOWROOM/COMMERCIAL BUILDING

**118 BRADFORD ROAD, DEWSBURY,
WEST YORKSHIRE, WF13 2EW**

103m² (1,105 sq. ft)



- High profile former showroom/commercial building, suitable for a variety of possible uses (STP)
- Benefitting from significant frontage to the exceptionally busy A652 Bradford Road only a short distance from Dewsbury town centre
- Benefitting from onsite parking and ***immediately available for occupation***

0113 2348999

Location

118 Bradford Road benefits from a high profile position adjacent the main A652 Bradford Road. The property is located on the eastern side of Bradford Road (A652) at its junction with Ward Street opposite Carlton Road (where the new Dewsbury Fire Station has been constructed).

118 Bradford Road is located approximately 1 mile north of Dewsbury town centre in an area of mixed commercial/showroom use. Junction 40 of the M1 lies approximately 5 miles to the east.

Description

118 Bradford Road comprises a mainly single storey highly prominent showroom/commercial building being reconstituted stone built under a pitched metal decking roof (majority of the first floor has been removed).

Externally the premises benefit from a shared use of the central car park with the Poacher public house.

Accommodation

Ground floor 91.5m² (985 sq. ft)

First floor 11.5m² (120 sq. ft)



The ground floor is open plan showroom/commercial space with roller shutter along with toilet. The first floor has been reduced to create office/storeroom.

Gross Internal Floor Area 103m² (1,105 sq. ft)

Services

We are advised 118 Bradford Road benefits from mains water, sewer drainage and electricity in addition to lighting. 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.

Rating

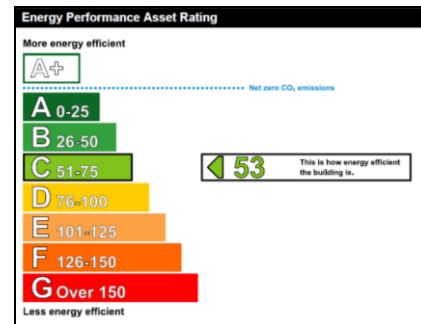
We are verbally advised by Kirklees Metropolitan Council the premises are assessed as follows:-

Warehouse & Premises RV £11,000

The National 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 221000.

Energy Performance Certificate



Lease Terms

The premises are offered by way of a new 3 year lease, or multiples thereof incorporating 3 yearly rent reviews on effectively full repairing and insuring terms (plus any site service charge).

Rent

£300 per week exclusive.

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

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.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 1089/A/M
January 2024

Subject to Contract
Estate Agents Act Notification – The partners of Michael Steel & Co have an interest in this property.