



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**PROMINENTLY LOCATED
COMMERCIAL/STORAGE
PREMISES**

**19 OLDFIELD LANE, HECKMONDWIKE,
WEST YORKSHIRE, WF16 0JD**

391m² (4,207 sq. ft)



- Part single part two storey commercial premises currently used as storage/light industrial
- Conveniently located in Heckmondwike town centre with significant frontage to main A638 High Street (leading to Dewsbury/Batley)
- Suitable for a variety of industrial and commercial uses (STP)

0113 2348999

Location

The former Fred Oades & Sons funeral premises are located in a highly prominent position with significant frontage to the A638 High Street with Oldfield Lane to the rear. The main access to the property/rear yard is off Oldfield Lane and the property is situated within Heckmondwike town centre immediately opposite 'Sammy's' Indian restaurant. Heckmondwike town centre includes a variety of retail/commercial operators including Greggs and the Red Lion public house.

The premises are conveniently located for the majority of arterial routes serving the North Kirklees area with junction 27 of the M62 being approximately 4 miles to the north and junction 40 of the M1 approximately 7 miles to the east.

Description

19 Oldfield Lane comprises a predominantly two storey stone built mixed use property located fronting High Street with a variety of workshops, garage facility and part residential.



The front section of the property (which is Grade II Listed) has been converted to provide residential accommodation in the form of a 2 bedroom apartment (across 2 floors) and a 1 bed flat on the ground floor.

To the rear of the residential element there is a small loosely surfaced yard area providing access to two further workshops. The accommodation immediately above is accessed directly off Oldfield Lane by way of a loading door.

Accommodation

Workshop/storage space 390.84m² (4,207 sq. ft)

Comprising a variety of workshop/storage units being either single or two storey accessed either from the rear yard or directly off Oldfield Lane with various loading/garage doors.

Gross Internal Floor Area 391m² (4,207sq. ft)

Services

We are advised mains water, sewer drainage and electricity are connected to 19 Oldfield Lane along with individual appliances including 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 or capacity.

Rating

We are verbally advised through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

19 Oldfield Lane Chapel of Rest & Premises RV £6,600

19a Oldfield Lane Workshop & Premises RV £10,000

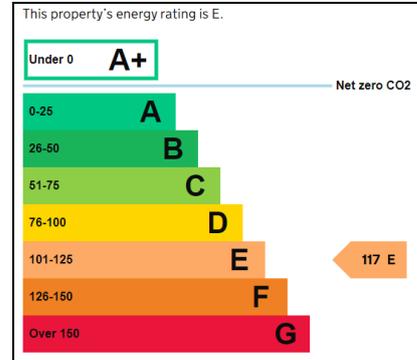
The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

The premises were previously used as a funeral parlour and garage, prior to most recently being used for storage/light industrial. They are suitable for a variety of similar uses and the front section – which is Grade II Listed – has consent for conversion to a 2 bed apartment and a 1 bed ground floor flat.

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



Rent

£28,750 per annum exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standard order.

VAT

The rent is quoted inclusive of VAT and to be charged at the appropriate rate, if applicable.

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 ingoing 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: 3071/A/M
January 2024

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.