



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGHLY PROMINENT RETAIL/COMMERCIAL PREMISES

**122 HUDDERSFIELD ROAD,
MIRFIELD, WEST YORKSHIRE, WF14 8AB**

38m² (412 sq ft) gross

Re-available following abortive negotiations



- Ground floor recently refurbished self contained retail/commercial unit
- Situated in high profile position within Mirfield town centre which includes Tesco, Lidl, Night & Day bar & coffee shop & large Co-op
- Benefitting from shutters to the front and *immediately available for occupation*

0113 2348999

Location

122 Huddersfield Road is situated in a highly prominent position in the centre of Mirfield fronting the A644 Huddersfield Road. Tesco and Chris Wright butchers are nearby and Mirfield town centre also includes a large Co-op supermarket, Lidl superstore, along with Day & Night, The Office and Alexanders (all bars/coffee shops).

The A644 Huddersfield Road provides good access not only throughout North Kirklees but also to the regional motorway network (with Junction 25 of M62 at Brighouse being approximately 3 miles).

Description

The vacant space within 122 Huddersfield Road comprises the ground floor of a stone built recently refurbished two storey property.



Internally the property benefits from modern LED lighting and suspended ceilings along with a separate kitchenette and WC area. The premises benefit from manually operated shutters to both the window and door fronting the high street.

Accommodation

Ground floor 38.27m² (412 sq ft)

The premises provide open plan accommodation with rear toilet and small kitchenette.

Gross Internal Floor Area 38.27m² (412 sq ft)

Services

We are advised the premises benefit from mains services including water, sewer drainage and electricity. However we have not carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC

The energy rating is C (59).

Rating

We are advised by the Valuation Office the premises have a current rateable value of £8,900 for the whole.

Therefore the property will need to be re-assessed upon occupation relating to the ground floor in isolation.

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 are suitable for a variety of retail/commercial/Class E uses (within the Use Classes Order).

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

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.

Lease Terms

The premises are 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.

Rent

£230 per week exclusive

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

VAT

The rent is quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of a lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3333/A/M
Updated 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.