



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

HIGHLY PROMINENT COMMERCIAL/FORMER BUTCHERS

**3 NEW HEY ROAD, MARSH, HUDDERSFIELD,
WEST YORKSHIRE, HD3 4AQ**

61m² (659 sq. ft) gross



- Part single part two storey commercial/retail premises in the centre of Marsh
- Conveniently located with high profile frontage to the A640 which links Junction 23 (west only) of M62 with Huddersfield town centre
- Nearby occupiers include Subway, KFC & Tesco and **immediately available for occupation**

0113 2348999

Location

3 New Hey Road is situated adjacent the busy arterial route (A640) which leads into Westbourne Road and is only 1.5 miles from Huddersfield town centre. Marsh continues to be an attractive suburb on the outskirts of Huddersfield town centre with various national retailers on Westbourne Road/New Hey Road including Co-op, KFC, Subway and a Tesco convenience store.

The property is also well located for accessibility to the motorway network being less than 3 miles from the M62 (Junction 23).

Description

3 New Hey Road comprises a part single part two storey stone built commercial/retail property which has most recently been occupied (for an extended period) by a butchers. The property is now vacant though does include refrigeration and other butchers equipment.



Accommodation

First Floor 21.04m² (226 sq. ft)

Large open plan area including oven and gas fired boiler.

Staircase down to Ground Floor 22.66m² (244 sq. ft)

Comprising main retail area with counter and display window.

Rear preparation area/refrigeration 17.53m² (189 sq. ft)

Includes two large walk-in refrigeration units and toilet.

Net Internal Floor Area 57m² (618 sq. ft)

Gross Internal Floor Area 61m² (659 sq. ft)

Services

We are advised 3 New Hey Road benefits from mains gas, water, sewer drainage and electricity in addition to a gas fired boiler and fluorescent 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.

Non Domestic Rating

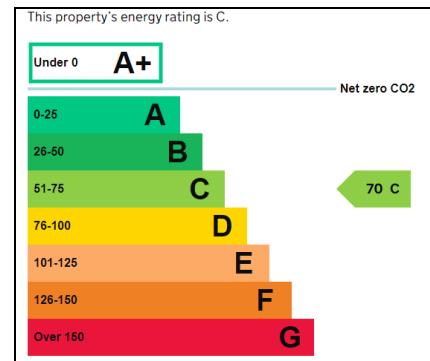
We are informed by the Valuation Office website the premises are assessed as:-

Shop & Premises RV £5,500

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

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

Energy Performance Certificate



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 lease, for a period to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis with a commencing rent equivalent to £235 per week.

Price

The landlord's have intimated they may reluctantly consider a disposal seeking offers in excess of £165,000.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

In the event of a letting, 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: 3488/A/M
January 2024

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
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.