



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**On the instructions of Wharfedale Finance Co**

**TO LET**

**FORMER BUILDERS  
MERCHANT/HIGH PROFILE  
INDUSTRIAL PREMISES**

**556 HUDDERSFIELD ROAD, RAVENSTHORPE,  
DEWSBURY, WF13 3HH**

175 m<sup>2</sup> (1,891 sq ft) on 0.45 acres



- Former builders merchants and yard/highly prominent industrial and office building
- Occupying a high profile position adjacent A644 Huddersfield Road
- Level surfaced yard of 0.45 acres and suitable for a variety of uses (subject to planning)

**0113 2348999**

## Location

The premises are located in Ravensthorpe fronting the main A644 Huddersfield Road. The property is situated on the edge of the Ravensthorpe gyratory system near the new retail development with occupiers including Morrisons, Greggs and Subway.

Dewsbury Town centre is approximately 2 miles to the northeast and Huddersfield approximately 6 miles to the south west.

Dewsbury stands in the heart of West Yorkshire providing good links to junction 40 of the M1 and junction 28 of the M62.

## Description

The property comprises a brick built single storey warehouse under a pitched asbestos roof with a brick built office section to the front (under a flat roof) within a secure self contained site.

The property has most recently been occupied by Jewsons Builders Merchants and could be suitable for a variety of uses (subject to planning).

Externally the site benefits from a surface yard area providing good onsite loading, storage and vehicle parking.

**Total Site Area** 0.18 ha (0.45 acres)

## Accommodation

Warehouse 125m<sup>2</sup> (1,350 sq ft)

Concrete framed single storey warehouse building under a pitched asbestos roof.

Showroom/office 50m<sup>2</sup> (541 sq ft)

Single storey showroom/office building under a flat roof with kitchen and toilet facilities.

**Gross Internal Floor Area** 175m<sup>2</sup> (1,891 sq ft)

## Services

We are advised the property benefits from all mains services including water, electricity and sewer drainage in addition to 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

The valuation office website indicates the property has a rateable value of £19,000.

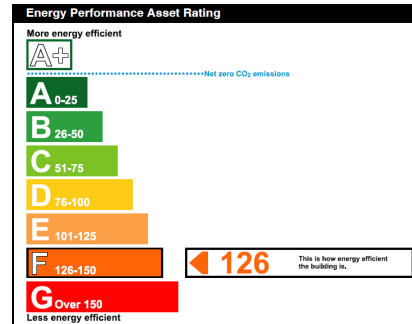
The National Uniform Business Rate for 2012/13 is 47.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

The property has been occupied as a builders merchants for many years though could be potentially suitable for a variety of alternative uses (subject to requisite planning).

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

## Energy Performance Certificate



## Lease Terms

The property is made available by way of a new tenants full repairing and insuring lease for a period of 5 years or multiples thereof incorporating five yearly rent reviews.

## Rent

£300 per week exclusive.

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

## VAT

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

## Legal Costs

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

## Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co  
Alec Michael  
Richard Barker

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)

Holroyd Miller  
Jonathan Kidd or Daniel Knowles

Tel: 01924 465671

Our Ref: 1626/A/M



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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.

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Subject to Contract