



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

PROMINENT SHOP

**9 BRADFORD ROAD, CLECKHEATON,
WEST YORKSHIRE, BD19 5AG**

97.91m² (1,059 sq. ft)



- High profile shop unit, next to Hays Travel
- With useful basement stores/workshop
- Cleckheaton town centre location Bradford Road opposite the town's central public car park

0113 2348999

Location

The property occupies a prominent town centre position fronting the main Bradford Road which links Junction 26 (Chain Bar) of the M62 with the A62 Leeds Road/Huddersfield Road.

Cleckheaton is a town in the Metropolitan Borough of Kirklees having a population of approximately 15,000 accessible to both the motorway network and neighbouring conurbations.

Description

Ground floor self contained retail unit with useful basement stores. Regular shaped retail area with WC and kitchen.

Accommodation

Ground floor shop area 63.86m² (687 sq. ft)

Basement stores/workshop 34.05m² (372 sq. ft)

Total Floor Area 97.91m² (1,059 sq. ft)

Services

Mains water, sewer drainage and electricity are connected to the property. Prospective tenants must satisfy themselves with regard to the condition and capacity.

Energy Performance Certificate

We have identified the property on the EPC Register and confirm the premises have an EPC energy rating of E (119).

Business Rates

We have identified the property on the Valuation Office website, and confirm the premises are assessed for business rates as follows:-

Shop & Premises RV £10,750

The National Uniform Business Rate for 2024/25 being 49.9p in the £.

Lease Terms

The property is available by way of a new effective tenants full repairing and insuring lease, subject to service charge.

Rent

£14,000 per annum exclusive.

The rent is payable monthly or quarterly in advance by standing order.

VAT

All rents are quoted exclusive of VAT. It is understood VAT is not 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

Each party to be responsible for their own legal costs incurred in connection with a transaction.

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

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

Tel: 0113 234 8999
andrew@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 2163/A/S
May 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.