



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**GOOD QUALITY OFFICE / COMMERCIAL
PREMISES WITH PARKING**

**6 CHURCH STREET, HECKMONDWIKE,
WEST YORKSHIRE, WF16 0LF**

131m² (1,412 sq. ft)



- Good quality 2 Storey office premises
- Conveniently located on the edge of Heckmondwike town centre with dedicated parking.
- Potentially suitable for a variety of uses (subject to planning)

****Immediately Available For Occupation****

0113 2348999

Location

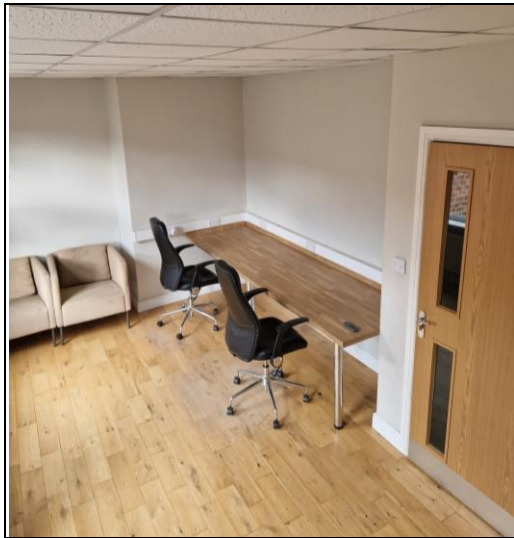
The property benefits from good frontage to Church Street and sits only a short distance from its intersection with the main B6117 Heckmondwike Road. Heckmondwike Road provides good links to both Dewsbury and Ravenshorpe to the east

Heckmondwike is centrally located in the north Kirklees/Heavy Woollen district with Junction 26 of the M62 motorway located approximately 3 miles to the West and junction 40 of the M1 approximately 3.5 miles north east.

Description

6 Church Street comprises a 2-storey part brick part stone built property under a pitched slate roof. The premises incorporate double glazed sliding sash windows and has been refurbished including modern kitchenette area and LED lighting. The premises provide good quality office accommodation over 2 floors with the ground floor having roller shutter access from the rear yard to a stores / possible office.

Externally the site benefits from a loosely surfaced self contained yard area providing off street parking.



Accommodation

Ground Floor	65.65m ² (706 sq. ft)
First Floor	65.65m ² (706 sq. ft)

Gross Internal Floor Area	131.3m² (1,412 sq. ft)
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Services

We are advised 6 Church Street benefits from main electricity, water and sewer drainage in addition to independent electrical/lighting facilities. 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 by Kirklees Metropolitan Council that the premises are assessed as :

Office & Premises	RV £6,700
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The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters directly with Kirklees MC on Tel 01484 221000.

Energy Performance Certificate

The property has an energy rating of E (117).

Lease Terms

6 Church Street is offered by way of a new lease for a period of years to be agreed incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis.

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 but are advised VAT is not applicable

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: 3458/A/M
October 2023

Subject to Contract



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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.