



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET/may sell**

## **WAREHOUSE, SHOWROOM & OFFICE**

**20 WHITCLIFFE ROAD, CLECKHEATON, BD19 3NU**

635.29m<sup>2</sup> (6,840 sq. ft)



- Accessible location
- Quality office and showroom content and 5.5m warehouse headroom
- Available with vacant possession from December 2024

**0113 2348999**

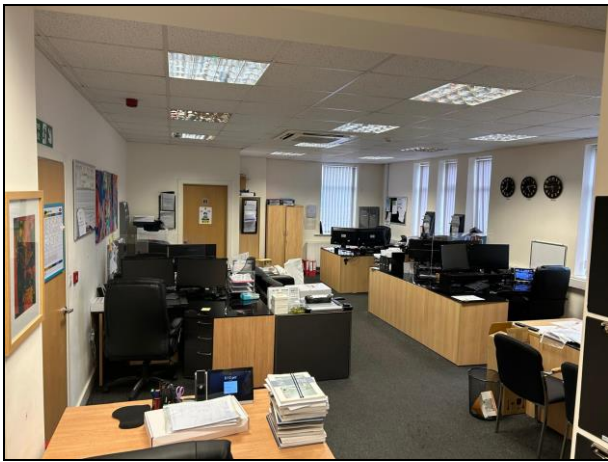
## Location

The premises are located fronting Whitcliffe Road, at its junction with Whitfield Street and Carver Street, just off Bradford Road (A638) on the northern side of Cleckheaton town centre and within approximately 0.75 miles of Junction 26 of the M62/M606 interchange junction.

## Description

The former Drill Hall premises include a single storey substantial stone built warehouse with pitched, slate and underboarded roof incorporating roof lights on light steel trusses and with concrete floor. The office and showroom accommodation is within a two storey and part lower ground floor stone building with pitched slate covered roof and feature ashlar stone to the glazed entrance.

The warehouse has a working height headroom of approximately 5.5m and has a substantial mezzanine structure.



## Accommodation

The accommodation is summarised as follows:-

Description	M <sup>2</sup>	(sq. ft)
Single storey warehouse	306.08	(3,295)
Warehouse mezzanine	129.97	(1,399)
First floor offices	93.23	(1,004)
Ground floor entrance, showroom & office	93.23	(1,004)
Lower ground floor office	12.78	(138)
<b>TGIFA</b>	<b>635.29</b>	<b>(6,840)</b>

## Services & Amenities

Mains electricity, gas, water and drainage are connected to the property. The property has electrical, lighting, air conditioning and pipes and radiators supplied by gas boiler to the office and showroom accommodation in addition to a CCTV system. The services and installations have not been tested and interested parties must rely upon their own investigations in respect of the condition and capacity of services and installations.

## Rating

Through our enquiries of the Valuation Office website we are advised the premises are assessed for business rates as follows:-

Warehouse & Premises

RV £12,500

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) with energy rating D (87) valid until 15 January 2027.

## Lease Terms

The property is available by way of a new tenants FR&I lease for a term to be agreed incorporating upward only rent reviews at a rent of £37,500 per annum exclusive, payable monthly in advance.

## Price

Offers in excess of £450,000.

## 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.

## 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](mailto:andrew@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 3356/A/S**  
**September 2024**

**Subject to Contract**



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**0113 2348999**  
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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.