



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

HIGHLY PROMINENT INCOME PRODUCING INVESTMENTS

**UNIT A & C BIRSTALL RETAIL VILLAGE, 895 BRADFORD ROAD/
A62 LEEDS ROAD, BIRSTALL, WEST YORKSHIRE, WF17 8NN**

Unit A 110m² (1,184 sq. ft) Let to Subway
Unit C 107m² (1,155 sq. ft) Let to Totally Wicked



- Two high profile retail/showroom units with extensive frontage to A652 Bradford Road (either together or will split/can be sold separately)
- Situated on the exceptionally busy junction with main A62 Leeds Road & benefitting from shared car park
- Unit A occupied by Subway (£16,500 per annum) & Unit C by Totally Wicked (£15,000 per annum) – cumulative income £31,500 pax

0113 2348999

Location

Birstall Retail Village is strategically located in a high profile position on the A652 Bradford Road at its intersection with the main A62 Leeds Road. The site is only a short distance from Birstall town centre and the A652 Bradford Road links Batley/Dewsbury town centre with Bradford.

The A62 Leeds Road connects Leeds city centre (approximately 5 miles to the north east) with Huddersfield/Manchester. In addition to being well located for the catchment areas of North Kirklees/Heavy Woollen, the site also benefits from good access to the motorway network with Junction 26 (Cleckheaton) and Junction 27 (Birstall) – which includes Showcase Cinema and Junction 27 Retail Park featuring Currys, Barker & Stonehouse, Marks & Spencers, Next, etc – of the M62 being within 3 miles.

Description

Birstall Retail Village comprises three semi detached/detached retail/showroom and commercial units being principally single storey brick or stone built with significant glazing. Unit B has recently been sold and Units A & C remain available.



The site is accessed immediately off the A652 Bradford Road and benefits from a surfaced car parking shared by the occupiers.



Accommodation

Unit A Subway	110m ² (1,184 sq. ft)
Unit C Totally Wicked	107m ² (1,155 sq. ft)
Gross Internal Floor Area	217m² (2,339 sq. ft) or thereabouts

Services

We are advised Birstall Retail Village benefits from mains water, sewer drainage and electricity, as well as individual appliances such as lighting and heating. 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 and/or capacity.

Energy Performance Certificates

Unit A rating D (83)

Unit C rating D (81)

Non Domestic Rating

We are verbally advised by the Valuation Office website the premises are assessed with the following RV's:-

Unit A Restaurant & Premises RV £17,750

Unit C Showroom & Premises RV £15,000

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

Prospective purchasers should satisfy themselves with regard to all rating and planning matters with the local authority. Kirklees MC Tel: 01484 221000.

Lease Terms

Unit A is let to Subway Reality Ltd by way of a new 10 year lease from October 2022 incorporating a rent review and break option upon the fifth anniversary (2027) with a rent of £16,500 per annum exclusive.

Unit C is let to Totally Wicked by way of a lease expiring November 2026 (commenced November 2016) with a current passing rent of £15,000 per annum exclusive.

Cumulative Gross Income £31,500 per annum exclusive

Copies of all leases are available upon request.

Price

Unit A offers in the region of £275,000

Unit C offers in the region of £250,000

Units A & C offers in the region of £500,000

VAT

All rents and prices are quoted exclusive of VAT.

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.

Viewing/ Enquiries

Strictly by appointment only with the sole agents:

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 0321/A/M
Updated October 2024

Subject to Contract



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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.