



Michael Steel & Co
PROPERTY CONSULTANTS

On behalf of Wharfedale Property

FOR SALE/TO LET

PROMINENT SHOWROOM/ WORKSHOP BUILDING

**420 BRADFORD ROAD
BATLEY, WEST YORKSHIRE, WF17 5LS**

135m² (1,450 sq. ft)



- High profile workshop/showroom unit immediately available for occupation
- Strategically located adjacent A652 Bradford Road opposite large Tesco Superstore and near Batley town centre
- Potentially suitable for a variety of commercial, showroom and/or quasi retail uses (STP)

0113 2348999

Location

420 Bradford Road is situated on the northern side of the main A652 Bradford Road, only a short distance from its junction with Hick Lane. Hick Lane provides access to Batley town centre.

The property is conveniently located for Leeds City Centre (approximately nine miles to the north east), Bradford City centre (approximately seven miles north west) along with access throughout North Kirklees/Heavy Woollen District.

Junction 27 of the M62 is approximately 2.5 miles to the north east of the subject property.

Description

420 Bradford Road comprises a single storey brick built showroom/trade counter unit with workshop to the rear, which is mainly open plan with some internal partitioning creating offices and toilets.

The property benefits from direct personnel access to Bradford Road and goods access through a sliding door to the unadopted side shared loading area.

Accommodation

420 Bradford Road 134.71m² (1,450 sq. ft)



Gross Internal Floor Area 134.71m² (1,450 sq. ft)

Services

We are advised 420 Bradford Road benefits from mains electricity, water and sewer drainage along with independent 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.

Non Domestic Rating

We are verbally advised by the Valuation Office website that the premises are assessed at:-

Workshop & Premises RV £4,200

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

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

Energy Performance Certificate

The property has an EPC Rating of C (69) and a copy of the EPC is available upon request.

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of three years, or multiples thereof incorporating 3 yearly rent reviews, with a rent to be agreed.

Rent

£250 per week exclusive. The rent is paid monthly or quarterly in advance.

Price

Offers in the region of £250,000.

VAT

The rent and price are quoted exclusive of VAT (we are advised by the Landlord that VAT is chargeable).

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

In the event of a letting, the ingoing tenant to be responsible for both party's reasonable legal costs incurred in the completion of the lease.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Eddisons
Matthew Jennings

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Our Ref: 3570/A/M
December 2024

Subject to Contract



Michael Steel & Co
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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.