



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE/may let**

**FORMER AUCTION HOUSE/  
WELL LOCATED LISTED  
COMMERCIAL BUILDING**

**20 STATION ROAD, BATLEY, WEST YORKSHIRE,  
WF17 5SU**

559 m<sup>2</sup> (6,017 sq ft)



- Prominent commercial building/former auction house suitable for a variety of industrial and commercial uses (STP)
- Conveniently located near Batley train station and just off the main A652 Bradford Road
- Benefitting from spacious second floor living accommodation

**0113 2348999**

## Location

20 Station Road is situated only a short distance from Batley train station (to the south east) and in close proximity to the junction with the A652 (Bradford Road) via Rouse Mill Lane. Batley town centre is located less than 1.5 miles away from the property and are easily accessible to the motorway network (with junction 40 of the M1 and junction 28 of M62) all within a 6 mile radius.

The property is visible to the world famous 'Batley's Golden Mile' which includes various clubs and bars including the former Batley Variety/Frontier nightclub.

## Description

20 Station Road, Batley has been used for many years as an auctioneers. The property comprises a Grade II listed three storey and basement Victorian building constructed in stone with Ashlar stone detailing.

The property provides principally open plan floors and the second floor has been refurbished to provide extensive residential accommodation including three en-suite bedrooms.

To the side of the property there is a yard area (accessed off Station Road) providing parking and loading facilities. The adjacent occupier also benefits from a right of way over the yard accessed via the ground floor archway.

## Accommodation

Second floor 142m<sup>2</sup> (1,528 sq ft)  
Comprising a spacious three bed living accommodation all benefiting from en-suite shower rooms along with living room and kitchen.

First floor 175.56m<sup>2</sup> (1,890 sq ft)  
Comprising large open plan storage/workshop with toilet facilities.

Ground floor 141.5m<sup>2</sup> (1,523 sq ft)  
Comprising former main sales room along with individual office and staircase up to first floor.

Lower ground floor 99.9m<sup>2</sup> (1,076 sq ft)  
Providing additional storage with loading doors to side yard along with partitioning to form two offices.

**Gross Internal Floor Area 559m<sup>2</sup> (6,017 sq ft)**

## Services

We are advised mains water, sewer drainage, gas and electricity are connected to the property, in addition to individual lighting and heating appliances. 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 MC the premises are presently assessed for rating purposes at £8,900.

The National Uniform Business Rate for 2015/16 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

We are advised the premises benefitted from the relevant consent for their previous use as an auction house and could be suitable for a variety of alternative commercial/industrial or even residential use (subject to requisite planning). We are advised the property is Grade II listed and within Batley Conservation Area.

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

We are advised the building has been assessed for EPC purposes at 113 (E). A copy of the EPC will be available upon request.

## Price

Seeking offers in the region of £225,000.

## Lease Terms

Whilst the vendor's preference is to sell the property, they have advised they may consider the granting of a new lease for a period of years to be agreed, incorporating three yearly rent reviews, with rent available upon request.

## VAT

All rents and prices are quoted exclusive of VAT.

## Legal Costs

In the event of a letting, the ingoing tenant is 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](mailto:alec@michaelsteel.co.uk)  
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**Our Ref: 2085/A/M**  
**November 2015**

**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.