



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE/may let

HIGHLY PROMINENT PART LET INVESTMENT PROPERTY

**118/122 BRADFORD ROAD & WARD STREET,
DEWSBURY, WF13 2EW**

539m² (5,803 sq ft) including 'The Poacher'



- Income producing public house and workshop along with recently vacated showroom/commercial building
- Presently generating £17,750 per annum exclusive with potential to increase this to in excess of £30,000 per annum exclusive
- Benefitting from significant frontage to main A652 Bradford Road and large central car park

0113 2348999

Location

118 and 122 Bradford Road benefit from a high profile position adjacent the main A652 Bradford Road. The property is located on the eastern side of Bradford Road (A652) at its junction with Ward Street opposite Carlton Road (where the new Dewsbury Fire Station has been constructed).

The rear workshop is accessed off Ward Street.

118/122 Bradford Road is located approximately 1 mile north of Dewsbury town centre in an area of mixed commercial/showroom uses. Junction 40 of the M1 lies approximately 5 miles to the east.

Description

118 Bradford Road comprises a highly prominent showroom/office/commercial building being reconstituted stone over two floors under a pitched metal decking roof.

The adjacent Poacher public house is of brick and stone construction under a part stone slate roof (part flat felt) being part two part single storey.

Unit 1 Ward Street comprises a single storey workshop/store being stone and rendered under a single pitched timber and asbestos covered roof.

Accommodation

118 Bradford Road **174m² (1,873 sq ft)**

Ground floor 85m² (915 sq ft)
First floor 89m² (958 sq ft)



The ground floor has a showroom and general office with toilet and kitchen facilities. The first floor is presently a mix of open plan and partitioned offices benefitting from suspended ceilings, florescent lighting and gas fired central heating.

The Poacher, 122 Bradford Road **approx 245m² (2,641 sq ft)**

Ground floor 148m² (1,597 sq ft)
First floor 97m² 1,044 sq ft)

The ground floor comprises the public house with central bar, two lounges and small snug to the rear. The ground floor also benefits from ladies and gents toilets and kitchen with first floor comprising up to 4 bedrooms, living room, bathroom and kitchen.

Unit 1 Ward Street **120m² (1,289 sq ft)**

Comprising two workshop/storage areas with two manually operated roller shutter loading doors.

Gross Internal Floor Area **539m² (5,803 sq ft)**

Services

We are advised the site benefits from mains gas, water, sewer drainage and electricity in addition to individual heating and 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 and/or capacity.

Rating

We are verbally advised by Kirklees Metropolitan Council the premises are assessed as follows:-

118 Bradford Road RV £9,100
The Poacher, 122 Bradford Road RV £5,100
Unit 1 Ward Street RV £3,100

The National Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

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

Energy Performance Certificate

EPC ratings are as follows:-

118 Bradford Road E (105)
The Poacher, 122 Bradford Road C (75)
Unit 1 Ward Street D (99)

EPC's available upon request.

Tenancies

118 Bradford Road has recently been vacated and is available with vacant possession.

122 Bradford Road (The Poacher) is occupied by way of a 3 year lease from March 2015 with a current passing rent of £14,440 per annum exclusive.

Unit 1 Ward Street is occupied by C2K Upholstery Ltd by way of a 2 year lease from June 2016 with a current passing rent of £3,275 per annum exclusive.

Total current income £17,715 per annum exclusive though following the re-letting of 118 Bradford Road the income could increase to in excess of £30,000 per annum exclusive.

Price

Seeking offers in the region of £395,000.

VAT

All rents and prices are quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 1089/A/M
January 2017

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.