



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE/may let**

## **PROMINENT FORMER BAR/COMMERCIAL PROPERTY**

**12 MARKET PLACE, BIRSTALL,  
WEST YORKSHIRE, WF17 9EL**

95 m<sup>2</sup> (1,026 sq ft)



- Former bar premises being suitable for a variety of commercial, retail and leisure uses (subject to planning)
- Situated in a high profile position within the centre of Birstall near Co-op
- Rear loading (off Smithies Lane) and increasingly infrequent opportunity to purchase

**0113 2348999**

## Location

The property is situated fronting Market Place in Birstall, with close proximity to the library and Market Square. The centre of Birstall continues to be successful with a range of local, regional and national retailers and other commercial operators, including Tesco & Co-op.

The main A652 Bradford Road intersects with the main A62 Huddersfield to Leeds Road only a short distance from the centre of Birstall. In addition, Birstall is easily accessible to the M62 with both junctions 26 and 27 of the M62 within close proximity (as well as the main junction 27 Birstall Retail Park including Ikea and Marks & Spencer).

## Description

12 Market Place comprises a two storey predominantly brick built stone fronted former bar under a pitched slate roof with ground level access off Market Place. The property does include a lower ground floor which is accessed to the rear of the property off Smithies Lane.

## Accommodation

First Floor 37.78m<sup>2</sup> (407 sq ft)

Accessed either from ground floor or via a separate staircase (leading from Market Place) the first floor does comprise a bar area with single toilet.

Ground Floor 32.91m<sup>2</sup> (354 sq ft)

Comprising open plan bar area with timber bar and staircase leading up to first floor (and separate staircase leading down to lower ground floor).

Lower Ground Floor 24.62m<sup>2</sup> (265 sq ft)

Comprising beer cellar/store, pump room and toilets.

**Gross Internal Floor Area 95.31m<sup>2</sup> (1,026 sq ft)**

## Services

We are advised all mains services including electric are connected to the property, in addition to independent heating (first floor) 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 or capacity.

## Non Domestic Rating

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

Bar & Premises RV £6,500

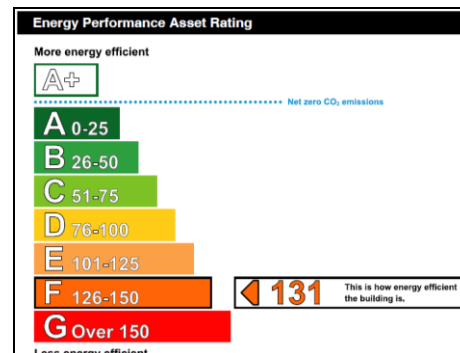
The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

We understand the property does benefit from a current consent for its existing bar use although given its location within the retail district of Birstall, the property could be suitable for a variety of retail, leisure and/or commercial uses (subject to requisite planning).

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



## Price

Seeking offers in the region of £147,500.

## Lease Terms

The landlord may, albeit reluctantly, consider the granting of a long term lease to a suitable tenant on effectively full repairing and insuring terms with a commencing rent of £13,000 per annum exclusive.

## VAT

All prices and rents are quoted exclusive of VAT.

## Legal Costs

In the event of a letting, the ingoing tenant 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)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 2306/A/M**  
January 2017

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

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.