



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE/To Let

HIGH PROFILE DEVELOPMENT SITE/COMMERCIAL OPPORTUNITY

**962 HUDDERSFIELD ROAD
(FORMER SWAN PUBLIC HOUSE)
MIRFIELD, WEST YORKSHIRE, WF14 9HS**

0.25 ha (0.61 acres) or thereabouts
Proposed units from 93m² up to 6,500m²
(1,000 sq ft up to 6,500 sq ft)



- Highly prominent development site with substantial frontage to exceptionally busy A644 Huddersfield Road in affluent Mirfield
- Brand new retail/commercial scheme with consent for A1 retail along with A3 and A5 uses (subject to planning)
- Flexible sized units with significant onsite car parking

0113 2348999

Location

The site comprises the former Swan Public House which was demolished in 2014 and is located next door to Elams car garage. The site is only a short distance from Church Lane, one of the prime residential roads in Mirfield, and the site does benefit from an extensive frontage to the exceptionally busy A644 Huddersfield Road. The A644 connects Huddersfield town centre/junction 25 of the M62 (Brighouse) with Dewsbury via Mirfield town centre.

Mirfield continues to have a busy town centre with occupiers including Tesco, Co-op and a new large Lidl superstore (26,000 sq ft) being constructed on Station Road. Mirfield continues to be an attractive residential area in North Kirklees.

Description

The site comprises a former public house and has been cleared primed for development following the securing of a change of use planning consent in September 2014. The consented scheme is to comprise a highly prominent retail development with the existing scheme offering up to 604m² (6,500 sq ft) at ground floor comprising a main unit of 418m² (4,500 sq ft) and two further units of 93m² (1,000 sq ft) each.



The consented scheme could be altered to accommodate requirements and the site will benefit from good onsite loading and 38 car parking spaces including 4 disabled spaces (see indicative layout plan attached to front).

Proposed Accommodation

Proposed Unit 1	418m ² (4,500 sq ft)
Proposed Unit 2	93m ² (1,000 sq ft)
Proposed Unit 3	93m ² (1,000 sq ft)

Total Site Area 0.25 ha (0.61 acres)

The above floor areas can be altered to accommodate specific tenant requirements.

Services

We are advised the former Swan Public House benefitted from all mains water, sewer drainage, gas and electric in addition to individual appliances. Whilst no tests have been carried out and we are unable to comment on existing capacities, it is anticipated the proposed development will benefit from all mains services.

Rating

The proposed units will need to be assessed upon occupation with the National Uniform Business Rate for 2017/18 being 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

The site secured a consent from Kirklees Council for the erection of 3 units for mixed development comprising retail (A1), cafe/restaurant (A3) and hot food takeaway (A5) in September 2014 (application number 2013/62/94023/E).

The indicative layout attached to the consent identifies a terrace with a 4,500 sq ft unit in addition to 1,000 sq ft units although this can be altered to suit individual requirements.

Energy Performance Certificates

EPCs for the completed development will be available upon completion.

Lease Terms

Individual units are offered by way of long term leases, incorporating five yearly rent reviews, on effectively full repairing and insuring terms plus the site service charge with rent to be agreed.

Price

The vendors have intimated they will consider a disposal of the site seeking offers in the region of £450,000.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

In the event 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
ben@michaelsteel.co.uk

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Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

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