



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

DETACHED COMMERCIAL BUILDING WITH LARGE SECURE PARKING/YARD

**THORNHILL HOUSE, 67 THORNHILL ROAD,
DEWSBURY, WEST YORKSHIRE, WF13 2SN**

193m² (2,076 sq ft) on 0.245 acres



- Detached commercial building being suitable for a variety of office, showroom or other uses (STP)
- Benefitting from a large surfaced/secure car park/yard as well as small car park to the rear
- Conveniently located just off the exceptionally busy A644 Huddersfield Road 1 mile from Dewsbury town centre

0113 2348999

Location

The property is located on Thornhill Road, which has witnessed significant infrastructure improvements over recent years. Thornhill Road links the main A644 Huddersfield Road with the B6049 Station Road/Savile Road, with nearby occupiers including WS Graham, Primo Play Ltd and Shackleton's Furniture.

Thornhill House is located approximately 1 mile to the south west of Dewsbury town centre, being conveniently located for the motorway network. Junction 25 and 28 of the M62 and Junction 40 of the M1 are all located within a five mile radius.

Description

Thornhill House comprises a detached part rendered 2 storey commercial building under a hipped tiled roof with a single storey extension. The property has previously been split to form a series of private and general offices along with stores and ancillary provisions.



Externally the property benefits has a significant prominence to the main Thornhill Road just off Huddersfield Road (providing display space/vehicle parking for significant vehicles). The property also benefits from a small yard/car parking area to the rear.

Site Area 0.1ha (0.235 acres)

Accommodation

Ground floor 82.9m² (893 sq ft)
Comprising office space which has been split to create a series of private and general offices.

First floor 55m² (592 sq ft)
Split to form a series of private and general offices.

Basement 55m² (592 sq ft)
Providing additional commercial and storage space.

Gross Internal Floor Area 192.9m² (2,076 sq ft)

Services

We are advised Thornhill House benefits from mains water, sewer drainage and electricity in addition to individual appliances/installations including lighting. However no tests have been carried out on any of the aforementioned appliances or services and therefore we are unable to comment as to their condition or capacity.

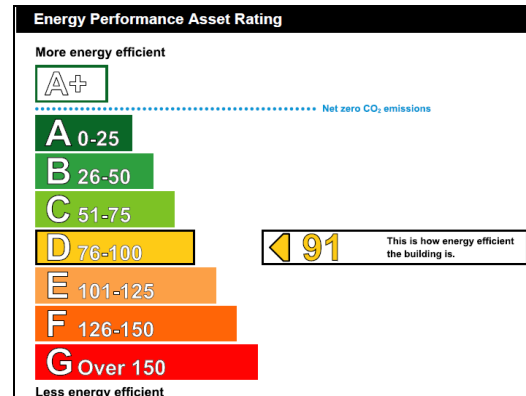
Rating

We are verbally informed through our enquiries of the local authority the premises are assessed for non domestic rates as follows:-

Office and Premises RV £11,000

The National Uniform Business Rate for 2017/18 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate



Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews with a commencing rent of £19,500 per annum exclusive.

Price

The landlords have indicated they may consider a sale of the building seeking offers in the region of £230,000.

Legal Costs

In the event of a letting the ingoing tenant to be responsible for the landlords reasonable legal costs for the preparation of the lease and its counterpart.

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: 2460/A/M
October 2017

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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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.