



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**HIGHLY PROMINENT
SHOWROOM/COMMERCIAL
PREMISES WITH **P****

**'FORMER LOCKWOOD CARPETS' 21/23 LEEDS ROAD,
LIVERSEDGE, WEST YORKSHIRE, WF15 6JB**

306m² (3,295 sq ft)



- Ground floor former Lockwood Carpets showroom/retail unit benefitting from rear workshop/stores
- Superbly located with substantial prominence to exceptionally busy A62 Leeds Road (adjacent junction with A638 Bradford Road)
- Benefitting from shared rear car park and immediately available for occupation

0113 2348999

Location

The former Lockwood Carpet premises are situated with a substantial frontage to the main A62 Leeds Road on the junction with Holme Street and close to the intersection with the A638 Bradford Road (which links Cleckheaton town centre with Heckmondwike).

The main A62 Leeds Road links Leeds city centre (via Birstall/Junction 27 Retail Park) with junction 25 of the M62 and Huddersfield (via Mirfield). Therefore the premises are extremely well located for access throughout the North Kirklees area and the motorway network (with junctions 25, 26 and 27 of the M621 all accessible).

Description

21/23 Leeds Road comprise a part single storey part ground floor of a two storey stone built showroom/commercial premise fronting the A62 Leeds Road. To the rear there is a single storey store/workshop building (accessed off Holme Street) which is interconnecting to the front showroom space and has a flat roof.

Externally the premises benefit from a rear yard/car park providing access to the loading doors into the stores/workshop along with shared car parking (also for the benefit of the first floor residential accommodation above part of the ground floor showroom).

Accommodation

Showroom 136.61m² (1,479 sq ft)

Comprising an open plan showroom area with large display windows to the front (with security shutters).

Showroom 88.68m² (955 sq ft)

Comprising open plan showroom area with display windows to the front (with security shutters) and interconnecting to the larger showroom

Rear workshop/stores 122.38m² (1,317 sq ft)

Comprising open plan storage/workshop area with stairs leading to the showroom and rear loading doors (accessed via yard area off Holme Street).

Gross Internal Floor Area 306m² (3,295 sq ft)

Services

We are advised the former Lockwood Carpet premises benefit from water, sewage drainage and electricity along with individual appliances including 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.

Rating

The premises are presently assessed as a whole including the first floor area (which has been converted to residential) and will need to be reassessed upon occupation.

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We understand the premises were occupied for an extended period by Lockwood Carpets as a carpet showroom/retail outlet and we understand they are suitable for similar showroom/retail uses or alternative commercial uses (subject to requisite planning).

Prospective 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

An EPC for the ground floor has been commissioned and is available upon request.

Lease Terms

The premises are immediately available for occupation by way of a tenants full repairing and insuring lease, plus service charge (if appropriate) for a period of 5 years, or multiples thereof incorporating regular rent reviews.

Rent

£27,500 per annum exclusive.

The rent to be paid quarterly in advance by direct debit/standing order.

VAT

The rent is quoted exclusive of VAT and to be charged at the appropriate rate if applicable.

Legal Costs

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:-

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Alec Michael
Ben Preston

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Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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