



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Wharfedale Finance Co

**TO LET**

## **HIGH PROFILE RETAIL SCHEME WITH A1/A3 CONSENT**

**FOUNTAIN COURT, A62 HUDDERSFIELD ROAD,  
ROBERTTOWN, NR MIRFIELD,  
WEST YORKSHIRE, WF15 7PH**

150m<sup>2</sup> – 486m<sup>2</sup> (1,615 – 5,229 sq ft)



- Highly prominent retail scheme with occupiers Sainsburys and Greggs Plc with remainder benefitting from A1 and A3 uses
- Strategic location with substantial frontage to exceptionally busy A62 Huddersfield to Leeds Road between Mirfield and Roberttown
- Benefitting from large communal car park and final units  
***immediately available***

**0113 2348999**

## Location

Fountain Court is strategically located with a significant frontage to the main A62 Leeds Road on the outskirts of both Roberttown and Mirfield. The A62 Leeds Road connects Huddersfield town centre and junction 25 of the M62 (Brighouse) with Birstall – including the renowned Birstall Retail Park – and Leeds city centre.

The site is superbly located for access throughout the North Kirklees area along with the West Yorkshire region with accessibility to junctions 25, 26 and 27 of the M62.

## Description

Fountain Court comprises two high quality single storey brick built steel framed buildings with Unit 1 pre-let to Sainsburys.



Adjacent Sainsburys is a new terrace (comprising Units 2 and 3) extending up to 600m<sup>2</sup> (6,458 sq ft) or thereabouts. Unit 3b has been let to Greggs Plc and the remaining space can be offered from 186m<sup>2</sup> (2,000 sq ft) within a shell unit up to 486m<sup>2</sup> (5,229 sq ft).



Externally Fountain Court does benefit from a large surfaced car parking area serving the development. In addition the scheme does benefit from a separate access providing rear servicing to the units.

## Accommodation

Unit 1	Let to <b>Sainsburys</b> 372m <sup>2</sup> (4,000 sq ft)
Unit 2	(may split) up to 300m <sup>2</sup> (3,229 sq ft)
Unit 3a	up to 186m <sup>2</sup> (2,000 sq ft)
Unit 3b	Let to <b>Greggs Plc</b> 120m <sup>2</sup> (1,292 sq ft)

## Services

We are advised Fountain Court does benefit from mains water, sewer drainage and water although 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.

## Energy Performance Certificate

Energy Performance Certificates will be commissioned upon practical completion and available upon request.

## Rating

Units at Fountain Court are to be assessed upon occupation.

The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

In 2015 the developers secured a Reserved Matters consent for A1 retail and B1 business units (application number 2015/61/90510/E).

A new consent on Units 2 & 3 has been secured for change of use to A1 retail and A3 cafe use with revised access, parking and landscaping (application number 2017/90481) with war determined in June 2017.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

## Lease Terms

The remaining units at Fountain Court are offered by way of new tenants full repairing and insuring lease for a term of years to be agreed, incorporating regular rent reviews, plus the site service charge.

## Rent

On application.

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

The incoming tenant is to be responsible for the landlord's reasonable legal costs.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)

**Our Ref: 0037/A/M**  
**Updated March 2018**

**Subject to Contract**



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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.