



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

HIGHLY PROMINENT TOWN CENTRE PREMISES WITH A3 RESTAURANT CONSENT

**FORMER YBS PREMISES, 138 HUDDERSFIELD ROAD,
MIRFIELD, WEST YORKSHIRE, WF14 8AN**

112 m² (1,204 sq ft) plus basement



- Two storey former bank with basement in centre of Mirfield adjacent main A644 Huddersfield Road
- Immediately opposite large Co-op supermarket and close to Tesco Express and Ladbrokes
- Benefitting from consent for A3 restaurant use and suitable for alternative A1 retail and A2 financial service uses (STP)

0113 2348999

Location

138 Huddersfield Road is situated in a popular parade of retail and commercial premises in the centre of Mirfield immediately adjacent the A644 Huddersfield Road. Directly opposite the premises is Mirfield Library and the large Co-op supermarket, and the property is only a short distance from the new large Lidl supermarket (on Station Road).

The centre of Mirfield includes Tesco Express, Ladbrokes, Betfred, Booze Buster along with various local/regional occupiers (which includes the recently opened wine bars at Artizan and The Office).

Mirfield is situated in the North Kirklees area between Huddersfield and Dewsbury with the A644 Huddersfield Road linking Dewsbury with not only Huddersfield town centre but also junction 25 of M62 at Brighouse.

Description

138 Huddersfield Road comprises a two storey and basement property within a terrace fronting the main Huddersfield Road being part stone fronted part brick built under a pitched roof with a rear two storey extension. The premises have until recently been occupied for a significant period by Yorkshire Building Society.

The premises include a small rear yard area.



Accommodation

Ground floor 55.95m² (602 sq ft)

The premises are currently configured for their former bank use which included a rear post room, large meeting room along with open retail/customer area.

First floor 55.95m² (602 sq ft)

Comprising large private office, small private office with large kitchen with sink along with ladies and gents toilet facilities.

Basement 47.69m² (513 sq ft)

Providing additional storage provision with incoming gas supply.

Gross Internal Floor Area 159.59m² (1,718 sq ft)

Services

We are advised the subject premises benefit from mains water, sewer drainage, gas 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

We are verbally informed through our enquiries of the Valuation Office the premises are assessed for business rates as follows:-

Shop & Premises RV £9,400

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

Planning

We are advised the premises secured a change of use (application No: 2017/93125) from A2 bank to A3 restaurant from the Town & Country Planning Act 1990 (Listed buildings and conservation areas).

The premises could also be suitable for a variety of A1 retail and A2 financial services uses, subject to requisite consent.

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

Energy Performance Certificate

The premises have an EPC rating of 107 (E) and the EPC is available upon request.

Lease Terms

The premises are offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis with a commencing rent equivalent to £300 per week exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

Price

The landlords have advised they may consider a sale of the property at a figure in excess of £200,000.

VAT

All rents and prices are quoted exclusive of VAT and to be charged if applicable.

Legal Costs

In the event of a letting, 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:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 2393/A/M
May 2018

Subject to Contract



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0113 2348999
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.