



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**On the instructions of Bradbury Investments**

**TO LET**

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

**BECKSIDE COURT (ground floor),  
BRADFORD ROAD, BATLEY,  
WEST YORKSHIRE, WF17 5PW**

167m<sup>2</sup> – 511m<sup>2</sup> (1,794 sq ft – 5,494 sq ft)



- Highly prominent ground floor space being suitable for showroom/retail, commercial/office or restaurant use (subject to planning)
- Conveniently located on the A652 Bradford Road – 'Batley's Golden Mile' - between The Mill and Redbrick Mill retail complexes
- Benefitting from large rear car park and previous occupiers include Berwin & Berwin Menswear and Hudson & Foster (bed showroom)

**0113 2348999**

## Location

Beckside Court is situated in a highly prominent position with extensive frontage to the main A652 Bradford Road – Batley's Golden Mile - on the outskirts of Batley town centre and only 1.5 miles to the north of Dewsbury town centre. The property is located close to the intersection of Rouse Mill Lane with Bradford Road, with the A652 providing direct access to Dewsbury town centre.

As well as enjoying good links to many of the main arterial routes serving the North Kirklees/Heavy Woollen District, including the A653 Leeds Road and the A638 Halifax Road, the complex is also strategically located between The Mill retail complex (formerly Skopos) and the highly successful Redbrick Mill complex with occupiers including Heal's.

## Description

Beckside Court comprises a highly prominent stone and brick built three storey former mill building with the upper two floors refurbished to provide high quality office space with occupiers including NHS and Locala. The ground floor has been split to form two retail/showroom or office suites, with Unit 1 presently vacant and Unit 2 to be vacated.



Externally Beckside Court benefits from a large surfaced car parking area, accessed off Rouse Mill Lane, serving the whole complex (with shared parking facilities). The available space does benefit from car parking allocations along with shared visitor spaces.

## Accommodation

Unit 1 167m<sup>2</sup> (1,794 sq ft)

Comprising a principally open plan office suite or retail/showroom with some internal partitioning to provide a private office/meeting room along with kitchen area with stainless steel sink unit and fitted cupboards. The suite also benefits from disabled toilet and exposed brick walls along with suspended ceiling and recessed lighting.

Unit 2 344m<sup>2</sup> (3,700 sq ft)

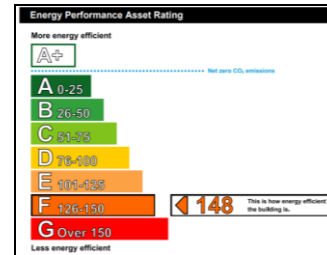
Comprising a large open plan showroom area – most recently occupied by Berwin & Berwin Menswear and subsequently Hudson & Foster (bed showroom) – providing open showroom space with access off the front reception foyer and direct from the car park. The premises do include ancillary office and storage.

**Gross Internal Floor Area 167m<sup>2</sup> - 511m<sup>2</sup> (1,794 – 5,494 sq ft)**

## Services

We are advised Beckside Court benefits from mains water, sewer drainage and electricity, 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.

## Energy Performance Certificate



## Rating

We are advised by Kirklees Metropolitan Council that the premises are assessed as follows:-

Unit 1 RV £6,200  
Unit 2 RV £24,500

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 ground floor suites previously benefitted from consent for B1 office and/or A1 retail/showroom uses and could be suitable for a variety of commercial/restaurant uses (subject to relevant consents).

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC, on Tel 01484 221 000.

## Lease Terms

The space on the ground floor at Beckside Court is offered by way of a new tenants internal repairing and insuring lease, for a period of years to be agreed incorporating regular rent reviews, plus the site service charge.

The service charge is recovered in respect of maintenance and upkeep of common areas, external repairs, car parking area, along with site sinking fund, management/administration, etc.

## Rent

Unit 1 £18,000 per annum exclusive

Unit 2 £39,500 per annum exclusive

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

## VAT

The rent is quoted exclusive of VAT, if chargeable.

## 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:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
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Our Ref: 0691/A/M  
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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.