



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGHLY PROMINENT RETAIL UNIT/HAIR SALON

**173 DEWSBURY ROAD, WAKEFIELD,
WEST YORKSHIRE, WF2 9BQ**

88m² (945 sq ft) gross



- Highly prominent ground floor retail/commercial unit immediately opposite McDonalds and Morrisons supermarket
- Suitable for a variety of commercial/retail uses (STP) and most recently utilised as a hair salon
- Benefitting from security shutter to the front

0113 2348999

Location

173 Dewsbury Road occupies a high profile position on the A638 Dewsbury Road close to its junction with Cross Lane and next door to Enterprise Rent a Car. The A638 Dewsbury Road connects junction 40 of the M1 motorway (Ossett) with Wakefield city centre.

The property is situated immediately opposite McDonalds drive thru and a large Morrisons supermarket, with next door being a well presented fire and stove showroom.

Description

173 Dewsbury Road comprises a brick built and rendered two storey building and the ground floor has most recently been used as a hair salon.



The remainder of the property, including the rear stores and first floor are separately let.

Accommodation

Ground floor 87.77 m² (945 sq ft) gross

Comprising a large open plan retail/commercial unit which has most recently been used as a hair salon.

The premises include a small waiting area, former salon, kitchen/toilet and rear store. The premises benefit from suspended ceiling to part, spot lighting and an electrically operated roller shutter door to the front.

Gross Internal Floor Area 87.77m² (945 sq ft)

Services

We are advised 173 Dewsbury Road benefits from mains water, sewer drainage and electricity along with individual appliances including spot 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.

Non Domestic Rating

We are verbally advised the premises are assessed at Rateable Value £7,600.

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 verbally advised the ground floor salon does benefit from an established A2 retail/salon use although alternative retail/commercial uses could be suitable (subject to any requisite planning).

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield City Council Tel: 0345 8506506.

Energy Performance Certificate



Lease Terms

The ground floor of 173 Dewsbury Road is made re-available by way of a new lease for a period of years to be agreed, incorporating three yearly rent reviews, on an effectively internal repairing and insuring basis (plus the site service charge).

Rent

Only £180 per week exclusive.

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

VAT

All rents are quoted exclusive of VAT and VAT to be charged 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:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2251/A/M
September 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.