



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

TOWN CENTRE OFFICE BUILDING

29 BRANCH ROAD, BATLEY,
WEST YORKSHIRE, WF17 5SB

101m² (1,087 sq ft)



- Stone fronted two storey office building
- Conveniently located on the outskirts of Batley town centre near the new Aldi supermarket
- Benefitting from on street car parking and only a short distance off the main A652 Bradford Road

0113 2348999

Location

29 Branch Road is situated in a prominent position on Branch Road on the edge of Batley town centre with Branch Road linking the main A652 Bradford Road with the town centre. The premises are close to Batley bus station and only a short distance from the highly prominent new Aldi superstore and Batley Conservative Club.

Batley forms part of the Borough of Kirklees and is situated approximately 6 miles to the south west of Leeds city centre, 9 miles south east of Bradford and 7 miles to the west of Wakefield.

Batley is well served by good road and rail communications with junction 28 of the M62 and junction 40 of the M1 being within a 3 mile radius. Batley train station is on the opposite side of the main Bradford Road – which links Dewsbury town centre with Bradford city centre and includes Batley's Golden Mile/former Variety Club – providing good links to Leeds and the North of England.

Description

29 Branch Road comprises a stone fronted two storey office building under a pitched slate roof. The premises provide private and general office space at both ground and first floor (the ground floor has previously been let separately to the first floor).



To the front of the building, on Branch Road, there is on street car parking.

Accommodation

Ground floor 57.29m² (617 sq ft)

Comprising entrance hallway, two private offices, kitchen, toilet and stores.

First floor 43.69m² (471 sq ft)

Comprising 3 private offices, kitchen and toilet area.

Net Internal Floor Area 100.97m² (1,087 sq ft)

Services

We understand the premises benefit from mains water, sewer drainage and electricity in addition to 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.

Non Domestic Rating

We are verbally advised the premises are assessed for non domestic rates as follows:-

Ground Floor Office & Premises RV £2,800

First Floor Office & Premises RV £3,350

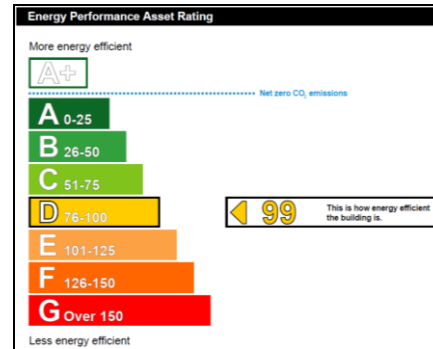
The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We understand the premises have been used for commercial/office purposes for many years.

Prospective 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



Price

Seeking offers in the region of £120,000.

VAT

All prices are quoted exclusive of VAT and VAT to be charged at the appropriate rate if applicable.

Legal Costs

Each party to be responsible for their own 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: 1184/A/M
September 2018

Subject to Contract



Michael Steel & Co
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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.