



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

FORMER COACH DEPOT/LIGHT INDUSTRIAL WORKSHOP WITH YARD

**LEES HALL ROAD, OFF RAVENSTHORPE ROAD,
DEWSBURY, WF12 9EQ**

524 m² (5,641 sq ft) on up to 0.7 acres



- Single storey workshop building previously used as a coach depot
- Potentially suitable for alternative light industrial or storage uses (subject to planning)
- Benefiting from a large yard area of up to 0.7 acres

****IMMEDIATELY RE-AVAILABLE FOR OCCUPATION****

0113 2348999

Location

The premises are located just off Lees Hall Road with principal access from Calder Road/Ravensthorpe Road. Ravensthorpe Railway Station is only a short distance from the property on Calder Road.

Calder Road connects with the main A644 Huddersfield Road in the centre of Ravensthorpe with the A644 providing direct links between Dewsbury and Mirfield/junction 25 of the M62. Therefore the premises benefit from good links throughout the north Kirklees area along with the motorway network with junction 25 (Brighouse) M62 being six miles to the west and the M1 (junction 40) approximately five miles to the east.

Description

The property comprises a lofty single storey steel frame workshop/former coach depot being part brick built part metal clad under a part pitched part flat roof. The property benefits from four large roller shutter loading doors providing access to each bay at the front along with concrete floors and some inspection pits (some of which have been filled by the former occupier).

Externally the property benefits from a self contained yard area to the rear and side – providing parking – with a surfaced forecourt immediately to the front.

Total Site Area up to 0.28 ha (0.7 acres)

Accommodation

Workshop 444.44m² (4,784 sq ft)

Comprising former coach depot with access taken from the front via the roller shutters doors.

Offices 79.64m² (857 sq ft)

The two storey office space interconnects to the workshop along with toilet and kitchenette facilities.

Gross Internal Floor Area 524.08m² (5,641 sq ft)

Services

We are advised mains water, sewer drainage and electricity are connected to the property along with independent 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 advised by the Valuation Office website the premises are assessed as follows:-

Stores & Premises RV £10,750

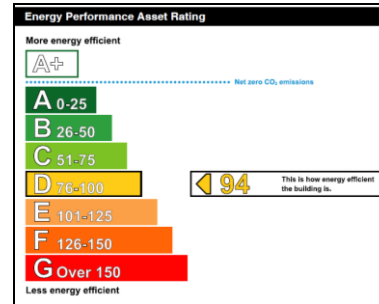
The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised the premises could be suitable for use as a coach/bus depot along with B1 light industrial uses. The property could also be suitable for storage uses (subject to all required consents).

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

Energy Performance Certificate



Lease Terms

The premises were let by way of a new tenants full repairing and insuring lease for a period of 5 years from May 2017. Therefore the premises are offered by way of an assignment or sub-letting of the existing lease, or alternatively by way of a simultaneous surrender and re-grant (subject to suitable terms being agreed).

Rent

£25,000 per annum exclusive.

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

VAT

The rent is exclusive of VAT if applicable.

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Michael Steel & Co
Alec Michael
Ben Preston

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

Our Ref: 1687/A/M
Updated October 2018

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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.