

**FOR SALE**  
[MAY LET]



**Michael Steel & Co**  
PROPERTY CONSULTANTS



**WESLEY HOUSE,  
HUDDERSFIELD ROAD  
BIRSTALL WF17 9EJ**

**200 - 959.08m<sup>2</sup> (2,157 - 10,313 sq ft)**

- Quality accommodation with period features (Grade II Listed)
- 20 onsite car parking spaces (minimum)
- Prominent and accessible location
- Part income producing and minimum 492m<sup>2</sup> (5,300 sq ft) with vacant possession
- Redevelopment potential (STP)



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## Location\_

The premises occupy a prominent and elevated position to Huddersfield Road (A62) adjacent to Birstall town centre, 1.5 miles to the south of junction 27 of the M62 motorway, Birstall Shopping Park and Showcase Cinema Leisure Complex.



## Description\_

Wesley House is a Grade II Listed predominantly stone built former chapel converted to provide quality office accommodation, refurbished to a high standard.

The premises occupy a regular shaped site including surfaced car parking and landscaped area extending to a total site area of 0.12 ha (0.29 acres) and providing 20 car parking spaces.

## Accommodation\_

The accommodation is arranged to provide quality administrative office accommodation within open plan and cellular offices including:-

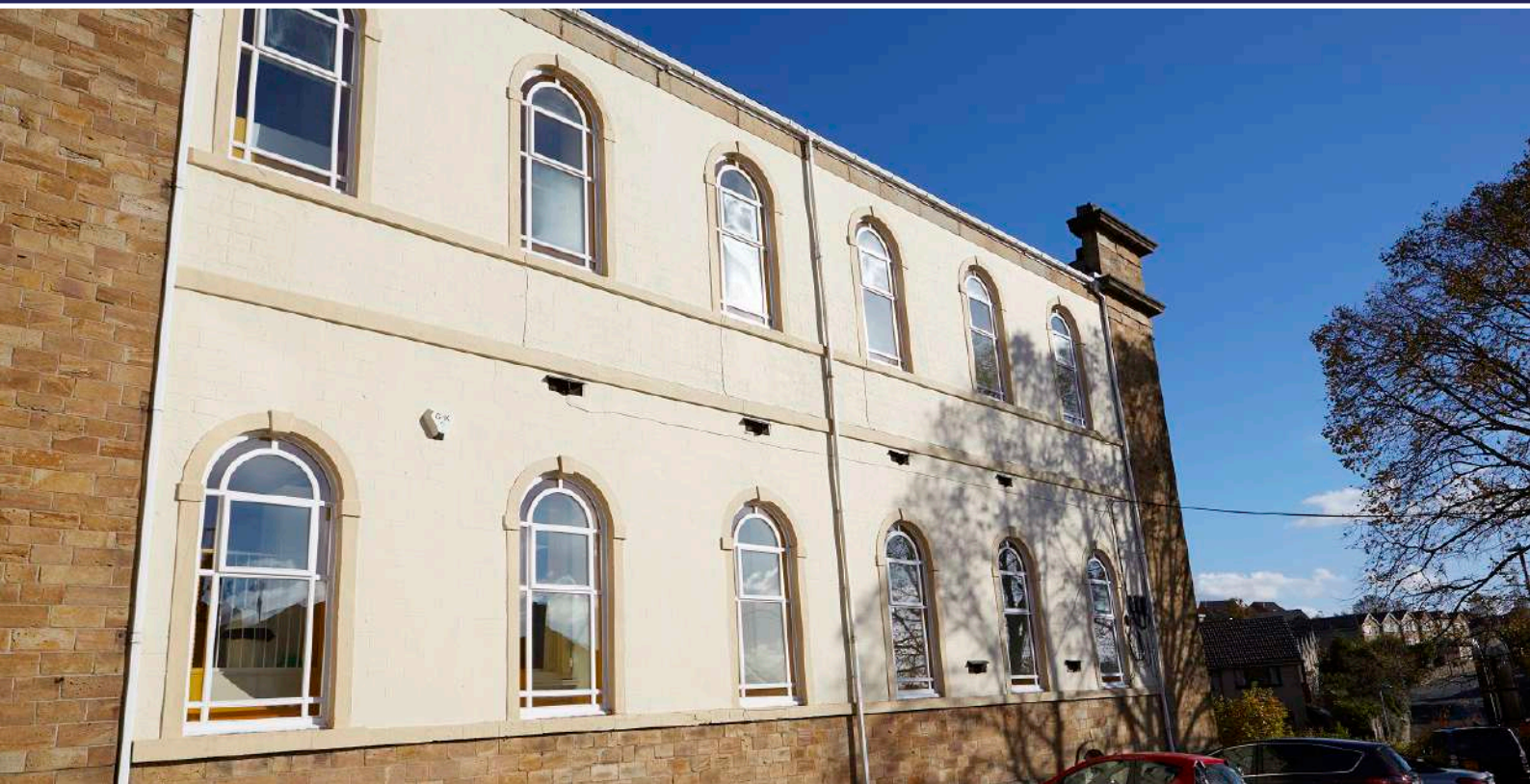
- Suspended ceilings
- Feature reception and galleried areas
- Perimeter trunking
- Gas fired central heating
- Central spiral staircases to galleried accommodation

Unit	Description	M <sup>2</sup>	Sq.ft
01	Lower Ground Floor	249.16	2,682
	Upper Ground Floor Floor/Mezzanine	242.65	2,612
02	Lower Ground Floor	265.88	2,862
	Second Floor/Mezzanine	200.39	2,157
<b>Approx total Net Internal Area</b>		<b>958.08</b>	<b>10,313</b>

The accommodation extends to a gross internal floor area of approximately 11,450 sq ft.







## **Tenancies**

The premises are offered for sale with vacant possession.

Alternatively, it is proposed Unit 2 is let to Fenton Finance Ltd by way of a 5 year tenants internal repairing and insuring lease at a rent of £35,000 per annum exclusive (only approximately £7 psf) and with vacant possession of the self contained ground floor and galleried mezzanine accommodation.

## **Business Rates**

Through our enquiries of the Valuation Office website Unit 1 Wesley House is assessed for business rates as follows:-

**Office & Premises: - RV £34,500**

Unit 2 is currently assessed as a series of small office suites. Further details are available upon application or at [www.voa.gov.uk](http://www.voa.gov.uk)

## **Tenure**

The property is available freehold or, Unit 1 is offered to let.

## **VAT**

Prices/rents are quoted exclusive of VAT. It is anticipated VAT will be applicable in connection with transactions.

## **Legal Costs**

Each party to be responsible for their own legal costs incurred in connection with a transaction.

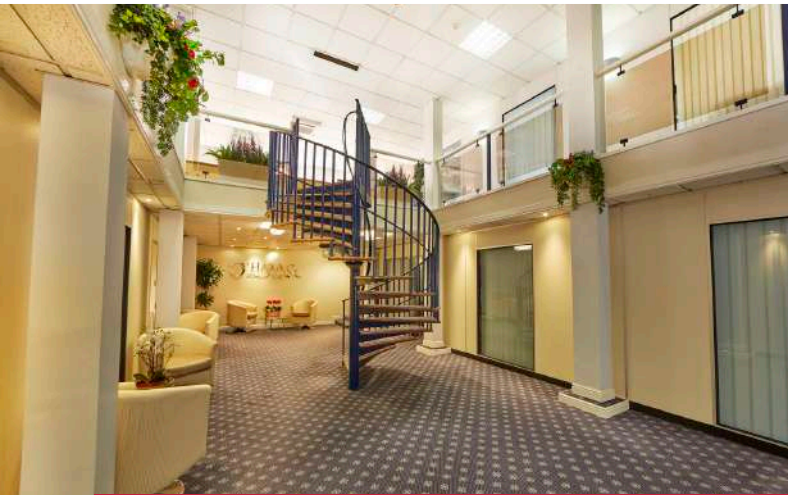




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Viewings and enquiries Strictly by appointment only with the joint sole agents:-



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Our Ref: 2742/A/S

November 2018 // Subject to Contract



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