



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGHLY PROMINENT GARAGE/CAR SALES SITE

**FORMER VICTORIA MOTORS,
SLAITHWAITE ROAD/BREWERY LANE, THORNHILL LEES,
DEWSBURY, WF12 9DJ**

183 m² (1,967 sq ft) on 0.13 ha (0.33 acres)



- Former garage/sales pitch with office, garages & covered bays
- Located in high profile position on junction of Slaithwaite Road with Brewery Lane
- Potentially suitable for alternative uses including car pitch, valeting, hand car wash (subject to requisite planning)

****IMMEDIATELY AVAILABLE FOR OCCUPATION****

0113 2348999

Location

The premises are located in a prominent position on the junction of Slaithwaite Road with Brewery lane, Thornhill Lees close to Savile Town.

Dewsbury Town centre is located a short distance from the property via Slaithwaite Road through Saville Town and access to the main A644 Huddersfield Road is approximately 1 mile. The premises benefit from good links throughout the north Kirklees area along with the motorway network with junction 25 (Brighouse) of M62 being six miles to the west and the M1 (junction 40) approximately five miles to the east.

Description

The property comprises a broadly level surfaced site occupying a prominent corner position with access off Slaithwaite Road and Brewery Lane. The site benefits from a variety of portable & permanent buildings incorporating workshop, garage and office space. The office former kiosk area includes kitchenette and WC's.



Externally the property benefits from a self contained yard area to front providing parking/display space. The property also incorporates 2 covered former wash bays.

Total Site Area 0.13 ha (0.33 acres)

Accommodation

Workshop 149.07m² (1,604 sq ft)

Workshop & garage units with power to both & canopy area used for vehicle washing

Office facilities 33.72m² (363 sq ft)

Office/retail area with kitchen and WC

Total Gross Floor Area 182.79m² (1,967 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

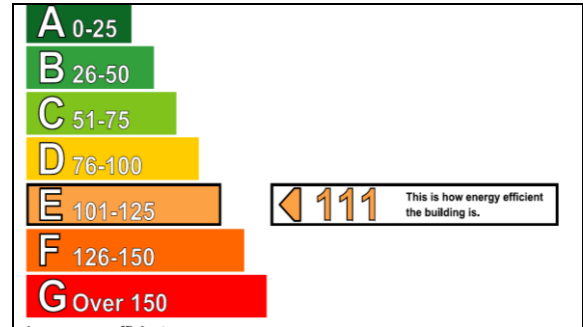
We are verbally advised by the Valuation Office website the premises are assessed as follows:-

Vehicle workshop & premises RV £8,400

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

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 to be offered by way of a new lease for a period of years to be agreed incorporating 3 yearly rent reviews.

Rent

£30,000 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

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Ben Preston
Our Ref: 2839/A/M
April 2019

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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.