



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**Upon the instructions of John Radcliffe Investments Ltd**

**TO LET**

# **HIGH PROFILE OFFICE SUITE WITH STORES**

**STOTTS ISLAND (FIRST FLOOR),  
3 WAKEFIELD ROAD/CLIFTON ROAD,  
BRIGHOUSE, HD6 1PE**

140m<sup>2</sup> (1,498 sq ft)



- Highly prominent refurbished commercial building with first floor office suite re-available September 2019
- Exceptionally high profile position on intersection of main Wakefield Road with Bradford Road (adjacent large Tesco superstore)
- Benefitting from second floor stores and shared onsite parking

**0113 2348999**

## Location

Stotts Island is located in an extremely high profile position on the main A644 Wakefield Road, on its intersection with the main A641 Bradford Road and Clifton Road. The premises are situated immediately adjacent a large Tesco superstore on the outskirts of Brighouse town centre.

The main A644 Wakefield Road, where existing occupiers include Travis Perkins, Naylor Myers Builders Merchants and City Plumbing, provides direct access to J25 of the M62 and excellent strategic links throughout the West Yorkshire area via the motorway network.

## Description

The premises comprise a highly prominent two storey stone built and attic former public house which has been refurbished to provide ground floor retail/commercial space along with first floor and attic office and storage provision. The ground floor is occupied by Subway and Reality Beauty with the first floor/attic suite to be re-available from September.



Stotts Island benefits from landscaped areas along with a large surfaced car park providing up to 15 spaces to be shared between the occupiers (including disabled facilities).

## Accommodation

### Unit 3 – First Floor & Attic

Offices 91m<sup>2</sup> (977 sq ft)

The suite comprises a series of private offices meeting room, toilet and kitchenette.

Attic/Store/Office 49m<sup>2</sup> (521 sq ft)

**Net Internal Floor Area 140m<sup>2</sup> (1,498 sq ft)**

## Services

We are advised the premises benefit from all mains services including electricity and gas along with individual appliances. 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

The premises are assessed by Calderdale Council as follows:-

Office & Premises RV £9,000

The National Uniform Business Rate for 2019/20 is 49.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Lease Terms

Unit 3 (first floor offices and attic) are offered by way of a new effectively tenants full repairing and insuring lease (plus the service charge) for a period of years to be agreed, incorporating 3 yearly rent reviews.

## Rent

£12,500 per annum exclusive.

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

## VAT

The rents are quoted exclusive of VAT.

## Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs.

## 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](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 1470/A/M**  
**April 2019**

**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.