



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

FORMER BANK PREMISES SUITABLE FOR A VARIETY OF USES

**36 STATION ROAD, OSSETT,
WEST YORKSHIRE, WF5 8AY**

352m² (3,786 sq ft) plus cellar



- Prominent former banking premises within Ossett town centre
- Suitable for a variety of retail, restaurant, commercial and/or alternative uses (STP)
- Benefits from first floor office accommodation and additional lower ground floor storage

0113 2348999

Location

The premises are located in a prominent position at the junction of Station Road (Ossett town centre's main retail thoroughfare) and Prospect Road within a predominantly retail area but with a number of licensed leisure and public houses close by.

Ossett is well situated for access throughout the region with main arterial routes linking the North Kirklees district and Wakefield and in particular being adjacent the M1 motorway (Junction 40).

Description

The former 'Yorkshire Bank' banking hall with first floor offices, staff amenities and lower ground floor storage fronting both Station Road and Prospect Road

The former banking hall has suspended ceilings, partitioning to form display counter and meeting rooms (capable of reconfiguration). The first floor comprises private and general offices, staff amenities, WCs and canteen.



Accommodation

Floor	Description	M ²	(sq ft)
GF	Banking Hall & Premises	178.48	(1,921)
1	Offices, staff rooms & WCs	173.26	(1,864)
LGF	Stores	181.36	(1,952)

Gross Internal Floor Area 351.72 (3,786)

Services

We are advised the property benefits from all mains services in addition to central heating pipes and radiators, and air conditioning to part. 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 advised by the Valuation Office website the premises have the following RV:-

Bank & Premises RV £14,750

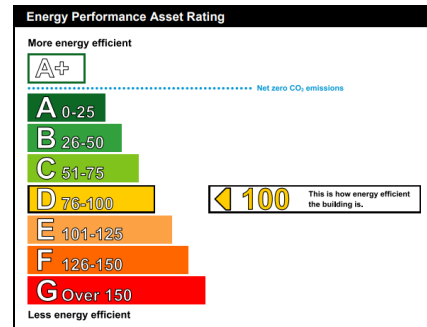
The National Uniform Business Rate for 2019/20 is 49.1p in the £.

Planning

The property was most recently occupied as a bank which falls within Class A2 (financial and professional services) of the Town & Country Use Classes Order. Similar uses (including professional services, estate agents, betting office etc) together with a variety of alternative A1 retail uses are considered to be permitted on the basis of the existing use. Alternative uses are also suitable for the property subject to requisite consent. We understand the property does lie within a Conservation Area.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield MDC Tel: 01924 306417.

Energy Performance Certificate



Terms

The property is offered by way of a new lease on tenants full repairing and insuring bases, for a term of years to be agreed, incorporating upward only rent reviews.

Rent

Commencing rent £16,500 per annum exclusive.

Price

The landlords have intimated they may consider a sale seeking offers in the region of £200,000.

VAT

All rents and prices are quoted exclusive of VAT (if applicable).

Legal Costs

In the event of a letting the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of a lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston
Our Ref: 2789/A/M
Updated January 2020

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Subject to Contract



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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.