



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGHLY PROMINENT SHOWROOM/COMMERCIAL BUILDING

**118 BRADFORD ROAD, DEWSBURY,
WEST YORKSHIRE, WF13 2EW**

183m² (1,970 sq ft)



- High profile former showroom/commercial building, suitable for a variety of possible uses (STP)
- Benefitting from significant frontage to the exceptionally busy A652 Bradford Road only a short distance from Dewsbury town centre
- Benefitting from onsite parking and ***immediately available for occupation***

0113 2348999

Location

118 Bradford Road benefits from a high profile position adjacent the main A652 Bradford Road. The property is located on the eastern side of Bradford Road (A652) at its junction with Ward Street opposite Carlton Road (where the new Dewsbury Fire Station has been constructed).

118 Bradford Road is located approximately 1 mile north of Dewsbury town centre in an area of mixed commercial/showroom use. Junction 40 of the M1 lies approximately 5 miles to the east.

Description

118 Bradford Road comprises a highly prominent showroom/office/commercial building being reconstituted stone built over two floors under a pitched metal decking roof.

Externally the premises benefit from a shared use of the central car park with the Poacher public house.

Accommodation

118 Bradford Road	183m ² (1,970 sq ft)
Ground floor	91.5m ² (985 sq ft)
First floor	91.5m ² (985 sq ft)



The ground floor has a showroom and general office with toilet and kitchen facilities. The first floor is presently a mix of open plan and partitioned offices benefitting from gas fired central heating.

Gross Internal Floor Area 183m² (1,970 sq ft)

Services

We are advised 118 Bradford Road benefits from mains water, sewer drainage and electricity in addition to individual heating and 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 and/or capacity.

Rating

We are verbally advised by Kirklees Metropolitan Council the premises are assessed as follows:-

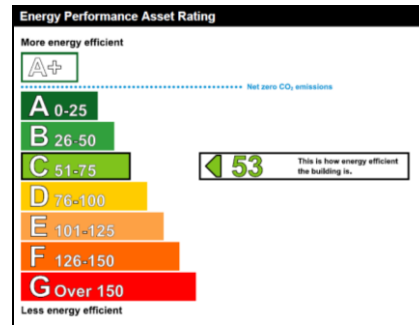
Warehouse & Premises

RV £9,000

The National Business Rate for 2019/20 is 49.1p 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 are offered by way of a new 3 year lease, or multiples thereof incorporating 3 yearly rent reviews on effectively full repairing and insuring terms (plus any site service charge).

Rent

£300 per week exclusive.

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

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The incoming tenant 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
ben@michaelsteel.co.uk

Our Ref: 1089/A/M
February 2020

Subject to Contract

Estate Agents Act Notification – The partners of Michael Steel & Co have an interest in this property.



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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.