



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

HIGHLY PROMINENT RETAIL/COMMERCIAL SITE

**FORMER SAVILE HOTEL SITE,
SAVILE ROAD/MILL STREET EAST, SAVILE TOWN,
DEWSBURY, WEST YORKSHIRE, WF12 9PJ**

0.18 ha (0.45 acres) or thereabouts



- High profile cleared site on exceptionally busy intersection of B6409 Savile Road with Mill Street East
- The site is located within walking distance of Dewsbury town centre and only a short distance from large Asda supermarket
- Suitable for variety of retail/commercial uses (STP) & previously benefitted from consent for two storey showroom (8,000 sq ft)

0113 2348999

Location

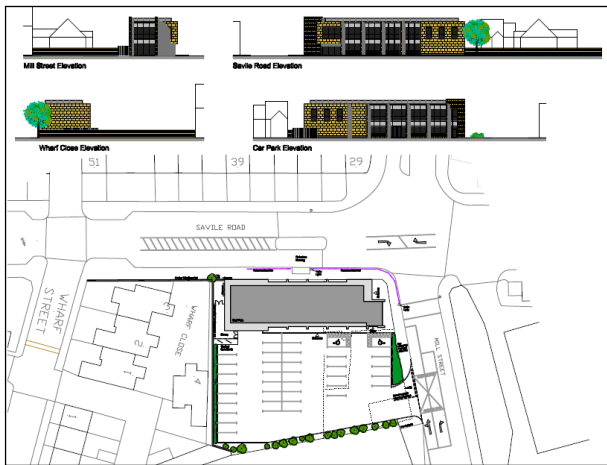
The site comprises the former Savile Hotel and is situated in a highly prominent position on the exceptionally busy junction of the main B6409 Savile Road with Mill Street East. The B6409 Savile Road links Dewsbury ring road/town centre with Savile Town leading to Thornhill and Horbury.

The site is situated in a mixed land use area being immediately adjacent a large Asda superstore along with further retail and commercial uses along Savile Road. Only a short distance from the site on Mill Street East is the indoor soccer centre Kick Off.

The Savile Town/Dewsbury area is well located for access to the motorway network with junctions 25, 27 and 28 of M62 along with junction 40 of M1 all within reasonable distance.

Description

The site previously housed the former Savile Hotel which was a three storey and cellar part stone part brick building under a slate roof and was demolished by the site owners upon the securing of a planning consent for the erection of a new building. The building consented provides up to 743m² (8,000 sq ft) of two storey retail/showroom/commercial space in addition to onsite parking (up to 30 spaces shown on the site layout plan).



The proposed building fronts Savile Road with access and egress of Mill Street East. Additional information relating to the previously secured consent is available.

Total Site Area 0.18ha (0.45 acres) or thereabouts

Rating

We are advised by Kirklees MC the site will need to be reassessed upon future use/occupation.

Planning

We are advised by Kirklees MC the site is unallocated for any specific use on the new Local Plan, though could be suitable for a variety of retail/commercial uses (STP).

The site did secure in 2011 a consent to demolish the existing Savile Hotel building, with erection of two storey building – extending to 743m² (8,000 sq ft) or thereabouts – with associated parking (application number 2011/62/92051/E).

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Lease Terms

The site is offered as is by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, with a commencing rent of £37,500 per annum exclusive.

Price

The landlord has advised they may reluctantly consider a disposal of the site at a figure in excess of £500,000.

VAT

All rents and prices are quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Alec Michael
Ben Preston

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Our Ref: 0990/A/M
Updated March 2020

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

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