



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

FORMER JEWSON BUILDERS MERCHANTS

**ST PEG WORKS, ST PEG LANE,
CLECKHEATON, BD19 3SH**

Warehouse, Yard, Workshop & Trade Counter
1,034.74m² (11,138 sq ft)

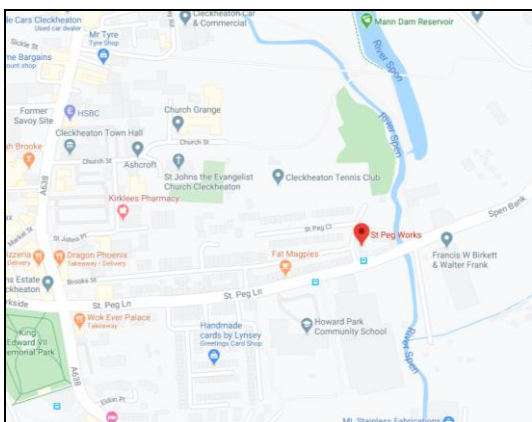


- Builders merchants' site suitable for a variety of uses
- Accessible location (to the town centre, neighbouring conurbations & M62 motorway)
- Yard, car parking and external and storage areas

0113 2348999

Location

The property is located fronting the northern side of St Peg Lane (A643) which links Bradford Road (A638) in Cleckheaton town centre to the west and Oxford Road (A651) in Gomersal to the east.



Description

The former Jewson Builders Merchants site includes a single storey steel portal framed warehouse fronting the highway, a two-storey stone building forming office and stores and two adjacent single storey steel framed warehouse/workshop buildings with showroom/trade counter and mezzanine on 0.271 ha (0.67 acres).

Accommodation

The accommodation is summarised as follows: -

Building	Floor	Description	M ²	(sq ft)
1	SS	Warehouse	308.35	(3,319)
2	FF	Canteen, kitchen, stores & WCs	65.61	(706)
	GF	Stores	65.61	(706)
3	SS	Garage/workshop	83.03	(894)
4	SS	Warehouse/stores/Showroom with trade counter	441.83	(4,756)
		Mezzanine store over showroom	70.31	(757)
		GIA	1,034.74	(11,138)

Rating

We have identified the property on the Valuation Office website and confirm the premises are assessed for business rates as follows: -

Warehouse & Premises RV £31,250.

The National Uniform Business Rate for 2020/21 being 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificates

Building 2 has an energy rating of E (124) and building 3 & 4 has an energy rating of C (75).

Services

Mains electricity, water and drainage are connected to the property. Prospective tenants must satisfy themselves with regard to condition and/or capacity.

Lease Terms

The premises are available by way of a new tenants full repairing and insuring lease, for a term to be agreed incorporating three yearly upward only rent reviews.

Rent

£41,500 per annum exclusive.

VAT

All rents are quoted exclusive of VAT and to be charged at the appropriate rate if applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

Tel: 0113 234 8999
andrew@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 2206/A/S
August 2020

Subject to Contract



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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.