



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

FIRST FLOOR OFFICES

**7A BRADFORD ROAD, CLECKHEATON,
WEST YORKSHIRE, BD19 5AG**

92.05m² (995 sq ft)



- Situated within Cleckheaton town centre and fronting Bradford Road (and parking)
- Independent access to front and rear
- Accessible to the motorway and town centre amenities
- Potentially no business rates

0113 2348999

Location

The premises occupy a prominent town centre position fronting the main Bradford Road which links Junction 26 of M62 motorway with the A62 Leeds Road. Cleckheaton is a town in the Metropolitan Borough of Kirklees having a population of approximately 15,000 accessible to both the motorway network and neighbouring conurbations.

Description

The premises comprise self contained first floor offices with kitchen and WCs.

The offices extend to a total net internal floor area of 92.05m² (995 sq ft).

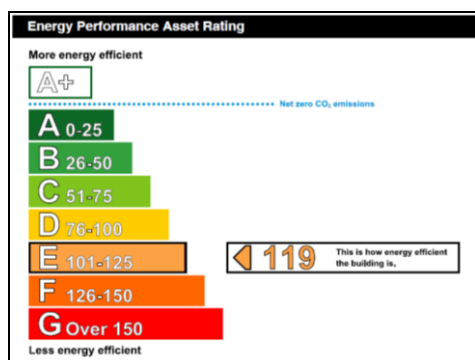


Services

The property has mains electricity, gas, water and drainage. Prospective tenants must satisfy themselves with regard to the condition and capacity of services.

The property has central heating supplied from its independent gas fired boiler

Energy Performance Certificate



Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Office 1 RV £2,300
Office 2 RV £1,625
Office 3 RV £1,875
Office 4 RV £1,175

Prospective tenants may benefit from small business rate relief.

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

Lease Terms

The property is let by way of a new tenants internal repairing and insuring lease with service charge.

Rent

£150 per week exclusive, payable monthly in advance.

VAT

VAT is not applicable upon the rent.

Legal Costs

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

Estate Agents Act Notification

The partners of Michael Steel & Co have an interest in this property.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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

Our Ref: 2163/A/S
August 2020

Subject to Contract