



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**WORKSHOP/STORAGE PREMISES
WITH OFFICES, SHOWROOM
& TRADE COUNTER**

**ROE HEAD HOUSE, FAR COMMON ROAD, ROBERTTOWN,
NR MIRFIELD, WEST YORKSHIRE, WF14 0DQ**

1,651m² (17,772 sq ft)



- Single storey former commercial garage most recently utilised as storage with onsite trade counter & showroom
- Conveniently located only a short distance off the main A62 Leeds Road providing good access to the M62 (junction 25 Brighouse)
- Benefits from surfaced yard area providing loading and car parking – with ***occupation immediately available***

0113 2348999

Location

Roe Head House is situated on Far Common Road in Roberttown immediately adjacent Eurobung and only a short distance from both Whiteleys Garden Centre and Haighs Farm Shop. The property is accessed off Far Common Road close to its junction with Taylor Hall Lane (also benefitting from a separate access off Taylor Hall Lane).

The property is situated only a short distance off the main A62 Leeds Road which provides direct access to junction 25 of M62 (Brighouse) being within less than 3 miles.

Description

Roe Head House comprises 3 detached buildings being a part single part two storey 3 bay workshop (former commercial garage most recently used for storage), two storey purpose built offices along with a single storey detached showroom.



Externally the premises benefit from a front yard/ car parking area accessed off Far Common Road (to be retained by the landlord although some car parking provision could be provided) along with a large surfaced yard area/car park which is gated off Taylor Hall Lane and a separate gate separating this from the front yard/car park. The landlord does require access to the main yard annually for a period up to 4 weeks from mid November to mid December.

Accommodation

Main workshop/warehouse	627.47m ² (6,754 sq ft)
Workshop/trade counter/showroom	314.75m ² (3,388 sq ft)
Mezzanine above	265.88m ² (2,862 sq ft)

Comprising single storey work space/storage with two large loading doors to the front, toilet provisions to the rear along with internal partitioning to create office and storage space on the mezzanine level. At ground floor (beneath the mezzanine) there is further office/showroom space including the former main showroom/trade counter area.

Two storey offices

Ground floor	163.04m ² (1,755 sq ft)
First floor	163.04m ² (1,755 sq ft)

Comprising a ground floor entrance with a series of private and general offices along with ancillary facilities including kitchenette and toilets.

Showroom	96m ² (1,033 sq ft)
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Comprising good quality open plan showroom/demonstration area including kitchen provisions.

Store	20.90m ² (225 sq ft)
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Gross Internal Floor Area	1,651.08m² (17,772 sq ft)
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Services

We are advised mains water, sewer drainage, gas and electricity are connected to the property along with lighting and individual appliances. However no tests have been carried out on any of the aforementioned appliances or services and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised by the Local Authority, Kirklees Council, the premises are assessed at:-

Workshop & Premises	RV £40,250
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The National Uniform Business Rate for 2020/21 is 49.9p 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

The Energy Performance ratings are as follows:-

Offices	E (123)
Showroom	C (53)
Workshop	C (75)

Lease Terms

The premises are offered as a whole to let by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on a effectively full repairing and insuring basis.

Rent

£69,750 per annum exclusive.

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

VAT

The rent is quoted exclusive of VAT and VAT to be charged if applicable.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the completing of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2892/A/M
Updated August 2020

Subject to Contract



Michael Steel & Co
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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.