



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

# **PROMINENTLY LOCATED INDOOR SOCCER/LEISURE PREMISES**

**'FORMER SOCCER CITY' - WAKEFIELD ROAD, WATERLOO,  
HUDDERSFIELD, WEST YORKSHIRE, HD5 0AL**

3,788m<sup>2</sup> (40,777 sq ft)



- High profile long established indoor soccer/leisure premises
- Well located to the south of Huddersfield town centre adjacent Total Fitness and opposite Gallagher Retail Park (featuring M&S)
- Substantial onsite parking and potentially suitable for a variety of leisure, commercial and/or retail uses (STP)

**0113 2348999**

## Location

The former Soccer City premises are located with a significant frontage to the A642 Wakefield Road at Waterloo, with adjacent occupiers – forming part of the same scheme – including a large Total Fitness and Cardamon Green restaurant. The premises are a short distance from the intersection of the main A642 Wakefield Road with Penistone Road.

On the main Penistone Road only a short distance from the site is a large Morrisons supermarket and immediately opposite Soccer City is Gallagher Retail Park with occupiers including Marks & Spencers Food, McDonalds, Aldi and Home Bargains.

## Description

The former Soccer City premises comprise a large principally open plan former leisure unit which has a long established indoor soccer use. Internally the premises currently benefit from 4 indoor football pitches with ancillary facilities including changing areas and a bar/café.



The building consists of a lofty steel framed warehouse building being clad in metal under a pitched metal roof with eaves height of approximately 7.5m. The property benefits from a solid concrete ground floor and 3 large roller shutter loading doors to the front parking/yard area.

Externally the property benefits from a large surfaced car park/forecourt surrounding the property.

## Accommodation

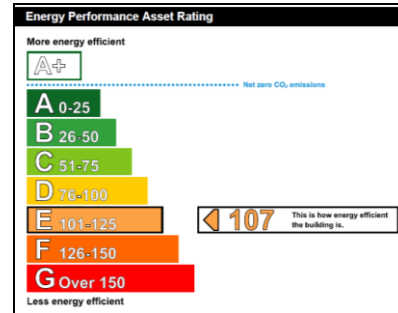
The accommodation is summarised as follows:-

Ground floor/soccer hall	2,979.3m <sup>2</sup> (32,069 sq ft)
Ground floor offices & ancillary space	404.52m <sup>2</sup> (4,354 sq ft)
First floor offices	404.52m <sup>2</sup> (4,354 sq ft)
<b>Gross Internal Floor Area</b>	<b>3,788.34m<sup>2</sup> (40,777 sq ft)</b>

## Services

We are advised that mains electricity, water and sewer drainage are connected to the property in addition to individual facilities including lighting. Prospective tenants should satisfy themselves with regard to all condition and capacity.

## Energy Performance Certificate



## Non Domestic Rating

We are advised by Kirklees MBC the premises are assessed for rating purposes as follows:-

Sport Centre & Premises RV £90,500

The National Uniform Business Rate for 2020/21 is 51.2p in the £ ignoring transitional phasing relief.

## Rent

£185,000 per annum exclusive

The rent is payable quarterly in advance.

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

The ingoing tenant is to be responsible for a the landlords 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

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 2896/A/M  
September 2020

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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