



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**FOR SALE/TO LET**

**HIGHLY PROMINENT  
RESTAURANT/COMMERCIAL  
BUILDING**

**FORMER 'HOUSE'/BISTRO BAR & GRILL RESTAURANT'  
1 SCHOLES LANE & 2/4 NEW ROAD EAST, SCHOLES,  
(NR CLECKHEATON), WEST YORKSHIRE, BD19 6PA**

165 m<sup>2</sup> (1,770 sq ft)



- Former restaurant premises previously described as 'A Hidden Gem', and most recently operating as 'Bistro Bar & Grill'
- Conveniently located in the centre of popular Scholes (near Cleckheaton) with kitchen/preparation area offering up to 60 covers
- Ideally suited as a restaurant although could be suitable for a variety of food, leisure and/or commercial uses (subject to planning)

**0113 2348999**

## Location

The property is located on the corner of New Road East (B6120) and Scholes Lane in the centre of Scholes which is approximately 2.5 miles north east of Brighouse; 3 miles west of Cleckheaton, 4 miles south of Bradford city centre. Junction 26 (Chain Bar) of the M62 is approximately 1.25 miles to the north east via Whitehall Road (A58).

## Description

The property initially comprised a two storey restaurant along with salon being of stone construction. However following the sale of the property in 2015, the property has been reconfigured to create restaurant and ancillary facilities throughout the whole of the property and it benefits from both open plan and 'private' dining facilities served by the central bar. The property caters for up to 60 covers.

The first floor has been altered to include the fitted kitchen, preparation area and managers office.



Externally the property does benefit, to the rear, from a patio/smoking area.

## Accommodation

The premises benefit from the following accommodation:-

Basement 17.29m<sup>2</sup> (186 sq ft)  
Comprising vaulted beer/wine cellar.

Ground floor 93.12m<sup>2</sup> (1,002 sq ft)  
Comprising main restaurant and bar areas.

First floor 71.39m<sup>2</sup> (768 sq ft)  
Comprising further restaurant space along with fitted kitchen, preparation area, stores and managers office.

**Gross Internal Floor Area 164.51m<sup>2</sup> (1,956 sq ft)**

## Fixtures & Fittings

The restaurant, bar and kitchen area are presently fitted out and equipped with relevant fixtures and fittings which can be made available to any new occupiers, by way of separate negotiations with the landlord.

## Rating

We are verbally advised the Rateable Value is £7,100.

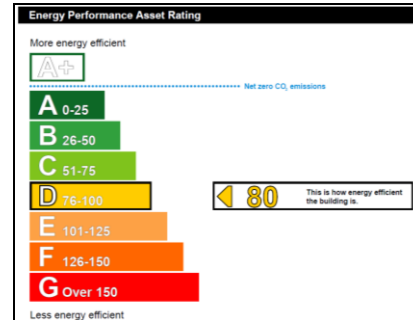
The National Uniform Business Rate for 2020/21 is 49.9p in the £, ignoring transitional phasing relief and allowances for small businesses..

## Planning

We are advised the property benefits from the relevant consent for a restaurant although has previously been used as both a restaurant and salon and it is presumed any similar uses could be satisfactory, subject to securing any relevant changes of use.

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.

## Energy Performance Certificate



## Lease Terms

The premises are offered to good covenants by way of a new tenants full repairing and insuring lease for a period of 5 years, or multiples thereof incorporating 5 yearly rent reviews with a commencing rent of £600 per week exclusive.

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

## Price

Upon application.

## Legal Costs

In the event of a letting, the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## VAT

All rents and prices are quoted exclusive of VAT.

## 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: 1620/A/M**  
**Updated September 2020**

**Subject to Contract**



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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.