



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**FOR SALE**

**HIGHLY PROMINENT FORMER TRADE  
DEPOT/POTENTIAL REDEVELOPMENT  
SITE (STP)**

**FORMER DIXON HALL PREMISES – GRAFTON STREET, OFF  
BRADFORD RD, BATLEY, WEST YORKSHIRE, WF17 6AR**

2,550m<sup>2</sup> (27,449 sq ft) on 1.26 acres



- Industrial complex occupied for many years by Dixon Hall including showroom/trade counter
- Strategically located with significant frontage to main Bradford Road and benefitting from large rear yard area
- Suitable for a variety of industrial uses and/or potentially comprehensive site redevelopment (STP)

**0113 2348999**

## Location

The former Dixon Hall premises are situated in a high profile position on the junction of Grafton Street with the main A652 Bradford Road only a short distance from Batley town centre and approximately 2 miles north west of Dewsbury. The A652 Bradford Road links Dewsbury with Bradford, via Birstall, and allows access to the majority of main arterial routes serving the North Kirklees/heavy woollen district.

'Batley's Golden Mile;' continues to have significant pub/leisure operators although the former Batley Variety Club/Frontier is now occupied by JD Gyms with a new Starbucks drive thru adjacent and immediately opposite Grafton Street. The property is also relatively close to Redbrick Mill with occupiers including Heal's.

The A652 Bradford Road connects with the A62 Leeds Road less than 2 miles to the north and provides direct access to J25 and J27 of the M62 (at Brighouse and Birstall respectively). These junctions of the M62, along with J26 at Cleckheaton, are within a 7 mile radius and J40 of the M1 is within 10 miles.



## Description

The former Dixon Hall premises comprise a series of interconnecting mainly single storey brick industrial/warehouse buildings under part north light part pitched roofs. In addition, the premises benefit from a two storey office building (fronting Grafton Street) with a flat roof and to the rear of the offices there is a relatively modern single storey warehouse being part brick built and asbestos clad under a pitched asbestos roof incorporating perspex roof lights.

Externally the premises benefit from access off Grafton Street into a large central yard area providing onsite loading, vehicle parking and potential external storage.

**Total Site Area** 0.51 ha (1.26 acres) or thereabouts

## Accommodation

Modern workshop	764m <sup>2</sup> (8,225 sq ft)
Interconnecting works/industrial areas	1,510m <sup>2</sup> (16,254 sq ft)
Two storey offices	276m <sup>2</sup> (2,970 sq ft)

Within the main works/industrial section there is the former trade counter area situated on the junction of Grafton Street with Bradford Road.

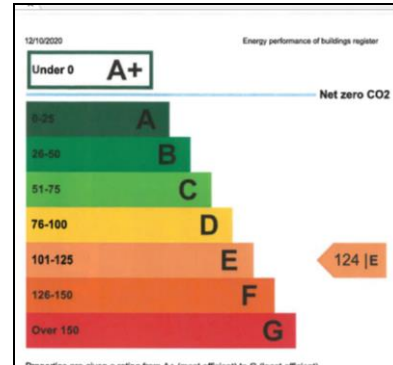
**Gross Internal Floor Area**

2,550m<sup>2</sup> (27,449 sq ft)

## Services

We are advised the premises benefit from mains water drainage, gas and three phase electricity in addition to individual appliances including lighting and heating. No tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## EPC



## Non Domestic Rates

We are verbally advised by the Valuation Office website the premises are assessed as:-

Warehouse & Premises

RV £38,250

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

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Kirklees MC Tel: 01484 221000.

## Price

Seeking offers in the region of £1.65m.

## VAT

The price is quoted exclusive of VAT and VAT to be charged at the appropriate rate if applicable.

## 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: 3005/A/M**  
**October 2020**

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
**[www.michaelsteel.co.uk](http://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.