



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

PROMINENT SELF CONTAINED RETAIL/COMMERCIAL UNIT

**44 WATER ROYD LANE, MIRFIELD,
WEST YORKSHIRE, WF14 9SG**

Net 36m² (385 sq ft)



- Highly prominent ground floor dual fronted former bookmakers
- Strategically located on busy intersection with Old Bank Road, Lee Green and Kitson Hill only a short distance from Mirfield Grammar School
- Potentially suitable for a variety of retail/commercial uses (STP) and ***immediately available for occupation***

0113 2348999

Location

The property is situated at the extremely busy intersection of Water Royd Lane - which leads into Old Bank Road - with Lee Green and Kitson Hill Road. Water Royd Lane leads into Mirfield town centre and only a short distance from the property, on Kitson Hill Road, is Mirfield Free Grammar School.

The property is not only prominently located on the busy junction but is immediately adjacent the Savile Arms PH, with a variety of commercial/occupiers in the immediate area including Co-Op convenience store and Perfection Nail & Beauty along with Mirfield Sports Centre (situated adjacent the Grammar School).

Description

44 Water Royd Lane comprises the ground floor of a prominent two storey stone built building with dual frontage to Lee Green.

Accommodation

Main retail/commercial area	20.81m ² (224 sq ft)
Rear communal area/possible office	14.96m ² (161 sq ft)



The premises do include toilet facilities and independent electric heating.

Basement storage	-
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Net Internal Floor Area	35.77m² (385 sq ft)
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Services

We are advised the premises benefit from mains water, sewer drainage and electricity along with individual appliances including electric heating and lighting. 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.

Rating

We are advised by the Valuation Office website the premises have a Rateable Value of £2,375.

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

Planning

We understand the premises are suitable for a variety of retail and commercial uses falling within the new Use Class E (subject to requisite planning consent).

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

EPC

The property has an energy rating (EPC) of D (93).

Terms

The ground floor of 44 Water Royd Lane is offered by way of a new lease for a period of years to be agreed on an effectively full repairing and insuring basis.

Rent

£120 per week exclusive.

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

VAT

All rents are quoted exclusive of VAT (if applicable).

Legal Costs

The incoming tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation 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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Wilcock & Co
Natalie Wilcock

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Our Ref: 2969A/M
February 2021

Subject to Contract



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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.