



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

**HIGHLY PROMINENT  
TRADE COUNTER/COMMERCIAL  
PREMISES WITH LARGE YARD**

**415 BRADFORD ROAD, BATLEY,  
WEST YORKSHIRE, WF17 5LY**

1,379m<sup>2</sup> (14,846 sq ft) on 0.56 acres



- Former builders merchants offering showroom/trade counter and warehouse space
- Strategically located with prominent frontage to extremely busy A652 Bradford Rd and accessible to M62
- Benefitting from substantial yard/car park on self contained site – ***immediately available for occupation***

**0113 2348999**

## Location

415 Bradford Road is situated with a prominent frontage to the exceptionally busy A652 Bradford Road, close to Batley town centre. The A652 Bradford Road connects Dewsbury town centre with Birstall, and includes 'Batley's Golden Mile' including various bars/pubs, former Batley Variety Club – now JD Gyms – and also the successful Redbrick Mill Retail Complex.

As well as being only a short distance from Batley town centre, 415 Bradford Road is immediately opposite The Mill retail complex and only a short distance from Grange Road, which includes various significant industrial occupiers including Puma, HSL, Oxfam and Howdens.

The property is easily accessible to various junctions of the M62 (junctions 27 & 28) and junction 40 of the M1 motorway.

## Description

415 Bradford Road comprises a series of interconnecting predominantly two storey buildings which previously have been utilised by a national builders merchants. In addition to the main L shaped building there is an additional detached building within the yard.



Externally the premises benefit from a concrete yard providing parking and servicing to both buildings, with both benefitting from ground level roller shutter loading doors and palisade fencing/gates to the front (with access immediately off Bradford Road).

**Total Site Area** 0.23 ha (0.56 acres) or thereabouts

## Accommodation

Main two storey building	
Ground floor trade counter/stores	491.7m <sup>2</sup> (5,292 sq ft)
First floor showroom, storage & ancillary facilities	569.4m <sup>2</sup> (6,129 sq ft)
Warehouse	278.8m <sup>2</sup> (3,001 sq ft)
Mezzanine	39.2m <sup>2</sup> (422 sq ft)
<b>Gross Internal Floor Area</b>	<b>1,379m<sup>2</sup> (14,846 sq ft)</b>

## Services

We understand 415 Bradford Road benefits from mains water, three phase electricity and sewer drainage, in addition to individual

appliances including lighting. However 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 VOA website the premises are assessed for rating purposes as:-

Builders Merchants & Premises RV £49,250

The National Uniform Business Rate for 2021/22 for assessments below £51,000 is 49.9p in the £.

## Planning

The premises have most recently been occupied as a builders merchants though cannot be re-occupied for the same use until 2023 at the earliest. The premises do lend themselves as being suitable for a variety of industrial and commercial uses, subject to requisite planning.

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

## EPC

The property has an EPC rating of C (66) from September 2020.

## Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews.

## Rent

£65,000 per annum exclusive.

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

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

The ingoing 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

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

**Our Ref: 3076/A/M**  
**April 2021**

**Subject to Contract**



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**0113 2348999**  
**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.