



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**Confidentially Available**

**TO LET/may sell**

## **HIGHLY PROMINENT COMMERCIAL SHOWROOM**

**'SPEIGHTS LIGHTING', CLASSIC WORKS,  
HUDDERSFIELD ROAD, MIRFIELD,  
WEST YORKSHIRE, WF14 8BJ**

723m<sup>2</sup> (7,781 sq ft) gross



- High profile established showroom in centre of Mirfield with onsite parking
- Strategically located on junction of Newgate with A644 Huddersfield Road adjacent large Oxfam, 'The Office' bar and The Halifax
- Comprising ground and lower ground floor being suitable for a variety of showroom, retail, leisure and/or commercial uses (STP)

**0113 2348999**

## Location

The Speights Lighting premises forming part of Classic Works/Foldhead Mill are situated in a highly prominent position on the junction of Newgate with the main A644 Huddersfield Road. Classic Works/Foldhead Mill is within various ownerships and does include a large Oxfam showroom, 'The Office' bar, a newly opened Kirkwood Hospice showroom along with residential above the subject premises.

The premises are also situated immediately opposite White Rose Eye Pharmacy and The Halifax with a pedestrian crossing on a traffic light junction immediately to the front.

The premises are situated within Mirfield town centre which does continue to prosper with the likes of Tesco and various new bars. Mirfield town centre also includes a large Co-op, Lidl store and only a short distance from the subject premises is the high quality residential development (for over 55's) known as St Pauls Lock.

The A644 Huddersfield Road provides good access not only throughout North Kirklees, but also to the motorway network with junction 25 of the M62 at Brighouse within approximately 3 miles.

## Description

Classic Works/part Foldhead Mill comprises the ground and lower ground floor of a stone building four storey mill with attic (with the top two floors plus attic being converted to residential and separately accessed).

The Speights Lighting showroom/commercial premises are accessed off the A644 to the front, with a rear access at lower ground floor providing loading provisions (via passageway). The property does benefit from up to 4 car parking spaces within the adjacent large part surfaced car park.

## Accommodation

Ground floor 281.91m<sup>2</sup> (3,034 sq ft) gross

Comprising large essentially open plan showroom area with some internal partitions to create private offices and staff provisions.

Staircase down to:-

Lower ground floor 440.97m<sup>2</sup> (4,747 sq ft) gross

Providing additional showroom/commercial space with internal partitions to provide a separate storage/workshop area (which leads to the lower ground floor passageway providing access to rear yard for deliveries/loading).

**Gross Internal Floor Area 722.88m<sup>2</sup> (7,781 sq ft)**

## Services

We are advised the premises do benefit from mains water, sewer drainage and electricity, in addition to independent 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.

## EPC

The property has an energy rating of B (42).

## Rating

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

Showroom & Premises RV £29,000

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

We are advised the premises benefit from their long established retail/showroom use although could be suitable for a variety of alternative town centre uses including leisure, commercial, etc subject to requisite planning.

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.

## Lease Terms

The premises offered 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, plus the relevant site service charge.

## Rent

£45,000 per annum exclusive.

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

## Price

The landlords have advised they may, albeit reluctantly, consider a disposal of their interest in the property with a guide price in the region of £550,000.

## 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 a lease and its counterpart.

## VAT

All rents and prices are quoted exclusive of VAT, where applicable.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**  
**Ben Preston**  
**Our Ref: 3137A/M**  
**September 2021**

**Tel: 0113 234 8999**  
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**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.