



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

## **TRADE STORAGE UNIT & YARD**

**FORMER B & D BOLTS, CENTRAL WAREHOUSE,  
BRADFORD ROAD, BATLEY, WF17 5LW**

430.52m<sup>2</sup> (4,632 sq ft)  
on  
0.09 ha (0.24 acres)



- Busy main road position
- Useful storage land
- Immediately available

**0113 2348999**

## Location

The premises are on the northern side of Bradford Road accessed through the BP petrol filling station and Spar site opposite Tesco Extra.

## Description

The commercial building extends over two floors and is stone fronted with brick walls to the side and rear beneath a pitched slate covered and pantile covered roof.

For many years the building has been used by B & D Bolts for the sale and storage of screws, nuts, bolts and associated ironmongery.



## Accommodation

The following accommodation is provided:-

Description	M <sup>2</sup>	(sq ft)
GF storage area	110.66	(1,191)
Trade counter	24.85	(267)
Kitchen/WC	25.84	(278)
Store 1	25.40	(273)
Store 2	25.00	(269)
<b>GF Total</b>	<b>211.75</b>	<b>(2,278)</b>
FF Storage area (unused)	110.66	(1,191)
Offices & storerooms	104.60	(1,126)
<b>Total</b>	<b>430.52</b>	<b>(4,632)</b>

## Site

The total site area is approximately 0.09 ha (0.24 acres).

## Services

We are advised the premises have the benefit of three phase mains electricity, sewer drainage and water. 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

There is no heating to the premises and therefore no EPC required.

## Rating

We are advised the premises by the VOA as Workshop & Premises with a rateable value of £4,790.

The National Uniform Business Rate for 2021/22 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 Kirklees Metropolitan Borough Council.

## Price

Offers are invited in the region of £195,000 for the freehold (title WYK6711 & WYK692127)

## VAT

All prices are quoted exclusive of VAT.

## Anti-Money Laundering Regulations

All parties submitting offers must comply with Anti-Money Laundering Regulations.

## Viewing/Enquiries

Strictly by appointment only with the sole agents: -

**Michael Steel & Co**  
**Richard Barker**  
**Ben Preston**

**Tel: 0113 234 8999**  
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**Our Ref: 3183/A/RB**  
**September 2021**

**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.