



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET (may divide)**

**HIGHLY PROMINENT  
SHOWROOM/COMMERCIAL  
PREMISES**

**MACHELLS MILL (ground floor),  
WHITEHALL WAY, OFF FOUNDRY STREET,  
DEWSBURY, WEST YORKSHIRE, WF13 1QX**

191 - 462m<sup>2</sup> (2,060 – 4,976 sq ft)



- Ground floor showroom/commercial space fronting Dewsbury ring road
- Conveniently located in centre of Dewsbury adjacent the Market and near new College campus easily accessible to Bradford Road
- Potentially suitable for a variety of uses, subject to requisite planning

**0113 2348999**

## Location

Machells Mill is a landmark building in the centre of Dewsbury fronting the ring road close to the intersection with Halifax Road. As well as being highly visible to the extremely busy ring road in Dewsbury, the property is also adjacent the popular Market and near the recently completed Pioneer House redevelopment for Kirklees College (as part of a substantial investment up to £18.5m from Leeds City Region).

Kirklees College have recently disposed of their original campus on Halifax Road and constructed new facilities on the former Safeway site on Bradford Road – only a short distance from the town centre – and Pioneer House. It is anticipated this will bring over 2,000 students in and around Dewsbury town centre increasing the footfall in and around Northgate (and Machells Mill).

Machells Mill is also within walking distance of Dewsbury train station, which does provide excellent communication links to Leeds (within 20 minutes) along with Wakefield and Manchester.

## Description

Machells Mill comprises a substantial 5 storey stone built property, with the upper 4 floors being residential.. The ground floor is presently utilised as a showroom/retail outlet and does benefit from the potential to be split (subject to suitable terms being agreed).

Externally the property also faces Dewsbury Market and in the immediate area there is on street parking and a pay & display car park adjacent Machells/Dewsbury Market. There is a further large pay & display car park within walking distance off Crackenage Lane.

## Accommodation

Ground floor 462.26m<sup>2</sup> (4,976 sq ft)

The accommodation presently provides showroom/retail space along with ancillary facilities including storage, toilets and ancillary facilities.

The premises could potentially split to form two separate units extending to 270.87m<sup>2</sup> (2,916 sq ft) and 191.39m<sup>2</sup> (2,060 sq ft) respectively.

**Gross Internal Floor Area 462.26m<sup>2</sup> (4,976 sq ft)**

## Services

We are advised the premises benefit from all mains services including water, sewer drainage and electricity along with 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.

## EPC

An EPC has been commissioned and is available upon request.

## Rating

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

Showroom & Premises

RV £19,750

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

## Planning

We understand the premises have been occupied for a significant period by Kiddies Kingdom as a showroom/retail outlet and the premises benefit from required consent. The premises could also be suitable for a variety of other showroom, quasi retail and/or 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 MC Tel: 01484 221000.

## Lease Terms

The premises are offered by way of a new tenants effectively full repairing and insuring lease, plus the site service charge, for a period of years to be agreed, incorporating regular rent reviews.

## Rent

On application.

The rent is payable quarterly in advance.

## VAT

The rent is quoted exclusive of VAT.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of a lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**  
**Ben Preston**  
**Our Ref: 3148/A/M**  
**Updated February 2022**

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

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**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.