



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

SELF CONTAINED COMMERCIAL/RETAIL UNIT

**211 BRADFORD ROAD, BATLEY CARR, DEWSBURY
WEST YORKSHIRE, WF13 2HD**

62m² (670 sq ft)



- Single storey retail/commercial unit next to Armaan Restaurant
- Conveniently located only a short distance off exceptionally busy Bradford Road near highly successful Redbrick Mill complex
- Benefitting from onsite parking and ***immediately available for occupation***

0113 2348999

Location

The property is connected to Armaan Indian restaurant on 211 Bradford Road, Batley Carr, which is just off the exceptionally busy intersection of the main Bradford Road with Town Street (adjacent Redbrick Mill).

Access to the property is taken from Town Street although the property does benefit from a shared car park with the adjoining restaurant.

The main Bradford Road provides excellent link throughout the North Kirklees area, as well as being accessible to both the M62 and M1 motorways.

Description

211 Bradford Road comprises a single storey stone built extension adjoining a 2 storey prominent restaurant.



Externally the premises benefit from a shared surfaced car park to the front.

Accommodation

211 Bradford Road 62.26m² (670 sq ft)

Comprising self contained retail/commercial space.

Gross Internal Floor Area 62.26m² (670 sq ft)

Services

We are advised the premises benefit from electricity and independent appliances. 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 will be available upon request.

Rating

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

Restaurant & Premises RV £20,750

The vacant space will need to re-assessed upon occupation.

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

Planning

The premises could be potentially suitable for a variety of uses including quasi retail, leisure, commercial and/or storage.

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 lease for a period of 3 years, or multiples thereof on an effectively full repairing and insuring basis, incorporating 3 yearly rent reviews, plus the site service charge.

Rent

£120 per week exclusive.

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

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

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 3148/A/M
Updated March 2022

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.