



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **HIGHLY PROMINENT FITTED BAR/COMMERCIAL PREMISES**

**'IMPERIL' - 184 HUDDERSFIELD ROAD,  
MIRFIELD, WEST YORKSHIRE, WF14 8AT**

186m<sup>2</sup> (1,999 sq ft) gross



- 2 storey premises with fitted bar at ground floor along with external seating area to side – potentially suitable for alternative retail/commercial uses (STP)
- Situated in highly prominent position within Mirfield town centre which also includes Tesco, Lidl, The Office bar & 'Alexanders' bar & kitchen
- First floor being a former 2 bed flat & currently used as commercial kitchen & stores/ancillary space

***Proposals to be submitted by Wednesday 06 July 2022***

**0113 2348999**

## Location

184 Huddersfield Road (currently trading as Imperil) is situated in a highly prominent position in the centre of Mirfield fronting the busy A644 Huddersfield Road. Nearby are a variety of retail and takeaway outlets including Ravello and Kowloon Chinese, and within the centre of Mirfield includes Tesco convenience store, large Co-op supermarket, Lidl store, along with The Office bar and Alexanders bar and kitchen.

The A644 Huddersfield Road provides good access not only throughout North Kirklees but also to the regional motorway network (with Junction 25 of M62 at Brighouse being approximately 3 miles).

## Description

184 Huddersfield Road comprises a modern principally 2 storey (part single storey to the rear) reconstituted stone built commercial building under a tiled roof which presently offers a fitted bar at ground floor (with ancillary facilities) along with a former 2 bed flat at first floor, which is presently used as a commercial kitchen and stores/ancillary space.



To the side, which benefits from access to the front off Huddersfield Road, is a paved and part covered external area which has most recently been used as external seating area for the bar.

## Accommodation

Ground floor 97m<sup>2</sup> (1,046 sq ft)

Comprising shop front with large essentially open plan wine bar/seating area with fitted bar, rear store, various toilet cubicles along with rear preparation/storage area.

The ground floor has been fitted out by the outgoing tenant and their fixtures and fittings are available by way of separate negotiation (a schedule of tenants fixtures and fittings is available upon request).

First floor 88m<sup>2</sup> (953 sq ft)

Internal staircase leading from the ground floor up to the first floor with master bedroom with en-suite bathroom, second bedroom, bathroom, along with large living area and domestic kitchen. The living area and domestic kitchen have been converted by the outgoing tenant into a commercial kitchen and stores area.

**Gross Internal Floor Area 185.61m<sup>2</sup> (1,999 sq ft)**

## Services

We are advised the premises benefit from all services including water, sewer drainage, gas electricity along with individual appliances including lighting and 2 gas fired boilers (the boiler on the ground floor is not operational although we are advised the first floor boiler does work). However we have not carried out on any of the

above-mentioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## EPC

The energy rating is B (42).

## Rating

We are advised the ground floor of the premises are assessed with an RV of £16,000 (Wine Bar & Premises) whilst the first floor is separately assessed for Council Tax purposes.

The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

We are advised the premises benefit from consent for change of use as a wine bar and associated use though could be suitable for a variety of quasi retail/commercial uses (STP).

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 full repairing and insuring lease for a period years to be agreed, incorporating 3 yearly rent reviews.

The outgoing tenants fixtures and fittings are available by way of separate negotiations.

## Rent

£19,750 per annum exclusive.

The rent is payable monthly or quarterly in advance by direct debit/sanding order.

***Following substantial interest in the subject premises all prospective tenants are requested to submit their proposal to the sole agents by no later than Wednesday 06 July 2022 (clarification of information required as part of a proposal available upon request).***

## 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](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 3281/A/M**  
**July 2022**

**Subject to Contract**



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**0113 2348999**  
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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.