



Michael Steel & Co
PROPERTY CONSULTANTS

Due to Relocation

TO LET/may sell

HIGHLY PROMINENT TOWN CENTRE COMMERCIAL/OFFICE PREMISES

**138 HUDDERSFIELD ROAD, MIRFIELD,
WEST YORKSHIRE, WF14 8AN**

169m² (1,718 sq. ft)



- High profile commercial/office building in centre of Mirfield adjacent main A644 Huddersfield Road
- Immediately opposite large Co-op supermarket and close to Tesco Express and Ladbrokes
- Suitable for a variety of commercial/retail/leisure & previously benefitted for consent for A3 (now Class E) restaurant use

0113 2348999

Location

138 Huddersfield Road is situated in a popular parade of retail and commercial premises in the centre of Mirfield immediately adjacent the extremely busy A644 Huddersfield Road. Directly opposite the premises is Mirfield Library and the large Co-op supermarket, and the premises are only a short distance from the large Lidl supermarket (on Station Road).

The centre of Mirfield includes Tesco Express, Ladbrokes, Booze Buster along with various local occupiers including Night & Day and Jacksons Shoes.

Mirfield is situated in the North Kirklees area between Huddersfield and Dewsbury with the A644 Huddersfield Road linking Dewsbury with not only Huddersfield town centre but also Junction 25 of M62 (Brighouse).

Description

138 Huddersfield Road comprises a two storey and lower ground floor property within a terrace fronting the main Huddersfield Road being part stone fronted part brick built under a pitched roof with a rear two storey extension. The premises were previously occupied by Yorkshire Building Society prior to being purchased by the current owners who have undertaken a high quality refurbishment to provide office accommodation on three levels.

The premises include a small rear yard area.



Accommodation

Ground floor 55.95m² (602 sq. ft)

The ground floor comprise a large reception area with reception desk and rear office.

First floor 55.95m² (602 sq. ft)

Comprising further office space with kitchen area along with ladies and gents toilets.

Lower ground floor 47.69m² (513 sq. ft)

Providing a large open plan office area along with ancillary storage.

Gross Internal Floor Area 159.59m² (1,718 sq. ft)

Services

We are advised the subject premises benefit from mains water, sewer drainage and electricity along with individual appliances including heating and 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.

Rating

We are verbally informed through our enquiries of the Valuation Office the premises are assessed for business rates as follows:-

Shop & Premises RV £8,600

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised the premises secured a change of use (application No: 2017/93125) from A2 bank to A3 restaurant (now Class E) from the Town & Country Planning Act 1990 (Listed buildings and Conservation Areas).

The premises have most recently been used as offices and are suitable for a variety of office, retail, commercial, leisure uses, subject to requisite consent.

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.

Energy Performance Certificate

The premises have an EPC rating of 107 (E) with the EPC being available upon request.

Lease Terms

The premises are offered by way of a new lease for a period of 5 years, or multiples thereof incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis with a commencing rent of £17,750 per annum exclusive.

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

Price

The landlords may consider a sale at a figure in excess of £225,000.

VAT

All rents and prices are quoted exclusive of VAT and to be charged if applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

In the event of a letting, the ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3318/A/M
August 2024

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.