



Michael Steel & Co
PROPERTY CONSULTANTS

On behalf of Mirfield Constitutional Club

TO LET

**TWO STOREY
SALON/COMMERCIAL
PREMISES**

**'THE BARN' 13 KING STREET, MIRFIELD,
WEST YORKSHIRE, WF14 8AW**

73m² (791 sq. ft)



- Good quality two storey former grooming salon with onsite parking
- Conveniently located in centre of Mirfield with access from both King St and St Pauls' Rd (close to junction with main A644 Huddersfield Road)
- Suitable for a variety of showroom, quasi retail, commercial, salon type uses and may split for complimentary uses

Immediately Available for Occupation

0113 2348999

Location

'The Barn' is situated adjacent Mirfield Constitutional Club between St Paul's Road and King Street, both of which provide access to the premises (vehicular access is off St Paul's Road). St Paul's Road and King Street are connected to the extremely busy A644 Huddersfield Road in the centre of Mirfield linking Dewsbury town centre with Huddersfield and Junction 25 of the M62 (Brighouse).

Nearby (on main Huddersfield Road) are a variety of retail and takeaway outlets, and within the centre of Mirfield includes Tesco convenience store, large Co-op supermarket, Lidl store, along with The Office bar and Night & Day.

Description

'The Barn' is a two storey commercial building being stone built under a pitched slate roof. The premises have most recently been used as a grooming salon and retail outlet, though could suit a variety of possible uses (subject to requisite planning).

Externally the premiss are offered with 4 parking spaces within the large car park owned by the landlord with access off St Paul's Road via a barrier controller entrance.

Accommodation

Ground floor 38.96m² (419 sq. ft)

Presently split into 3 rooms including kitchenette and toilet.

First floor 34.51m² (371 sq. ft)

Providing open plan office/ancillary accommodation to the ground floor.

Gross Internal Floor Area 73.47m² (791 sq. ft)

Services

We are advised the 'The Barn' benefits from mains 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.

Non Domestic Rating

We are informed by the Valuation Office website the premises are assessed with a Rateable Value of £3,650.

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 could be suitable for a variety of commercial/quasi retail/salon type 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 2221000.

Energy Performance Certificate

An EPC will available upon request.

Lease Terms

'The Barn' is offered by way of a new lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews, on an effectively full repairing and insuring lease (plus service charge, if appropriate).

Rent

£215 per week exclusive.

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

VAT

The rent is quoted exclusive of VAT.

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

The ingoing tenant 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

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

Our Ref: 3552/A/M
August 2024

Subject to Contract



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PROPERTY CONSULTANTS

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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.