



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **HIGHLY PROMINENT FORMER SHOWROOM/COMMERCIAL PREMISES**

**401 BRADFORD ROAD, BATLEY,  
WEST YORKSHIRE, WF17 5LY**

243m<sup>2</sup> (2,615 sq ft)



- Former renowned fireplace showroom suitable for a variety of showroom/quasi retail and commercial uses (STP)
- Strategically located with high profile to the exceptionally busy A652 Bradford Road and Hick Lane (leading to Batley town centre)
- Accessible to the M62 benefitting from small car park on Bradford Road with occupation immediately available

**0113 2348999**

## Location

401 Bradford Road is situated with a highly prominent dual frontage to the exceptionally busy A652 Bradford Road as well as Hick Lane, which leads to Batley town centre. The A652 Bradford Road connects Dewsbury town centre with Birstall, and includes 'Batley's Golden Mile' including various bars/pubs, former Batley Variety Club – now JD Gyms – and also the successful Redbrick mill retail Complex.

As well as being only a short distance from Batley town centre, 401 Bradford Road is immediately opposite The Mill retail complex and only a short distance from Grange Road, which includes various significant industrial occupiers including HSL, Oxfam and Howdens.

The property is easily accessible to various junctions of the M62 (junctions 27 & 28) and junction 40 of the M1 motorway.

## Description

401 Bradford Road comprises the ground and first floor of a Grade II Listed four storey stone built property. The premises were occupied for many decades by Batley Barles prior to their recent vacating and provide a series of showroom areas, stores and ancillary accommodation.



Externally the premises do benefit from a small car parking area immediately off Bradford Road.

## Accommodation

Ground Floor 131.95m<sup>2</sup> (1,420 sq. ft)  
With access off Bradford Road along with stores and ancillary accommodation.

First Floor 111.05m<sup>2</sup> (1,195 sq. ft)  
Comprising showroom, stores and ancillary space.

**Gross Internal Floor Area** 243m<sup>2</sup> (2,615 sq. ft)

## Services

We understand 401 Bradford Road benefits from mains water, electricity and sewer drainage, in addition to 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.

## Rating

We are advised by the VOA website the premises are assessed for rating purposes as:-

Showroom & Premises

RV £11,500

The National Uniform Business Rate for 2024/25 for assessments below £51,000 is 49.9p in the £.

## Planning

401 Bradford Road has most recently been occupied for an extended period as a fireplace showroom and could be suitable for a variety of showroom, commercial, quasi retail uses, subject to any requisite planning.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MBC Tel: 01484 221000.

## EPC

Due to the buildings Grade II listing we are advised an EPC is not required.

## Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews.

## Rent

£19,750 per annum exclusive.

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

## VAT

All rents are quoted exclusive of VAT.

## AML

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

**Our Ref: 3618/A/M**  
**March 2025**

**Subject to Contract**



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**[www.michaelsteel.co.uk](http://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.