



Michael Steel & Co  
PROPERTY CONSULTANTS

## PRELIMINARY ANNOUNCEMENT

TO LET/may sell

## FORMER NIGHTCLUB/BAR OR COMMERCIAL PREMISES

FORMER 'XCLUSIVE' NIGHTCLUB  
47/49 STATION ROAD, BATLEY,  
WEST YORKSHIRE, WF17 5SU

409m<sup>2</sup> (4,402 sq. ft)



- Grade II Listed former renowned nightclub/bar
- Well located just off Batley's Golden Mile & a short distance from Batley train station (which connects Leeds City Centre with Manchester)
- Potentially suitable for a variety of leisure or commercial uses (STP) & may split

*Immediately Available for Occupation*

For further information please contact Alec Michael ([alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)) or Ben Preston ([ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk))

Our Ref: 3637/A/M

May 2025

Subject to Contract

# 0113 2348999