

# TO LET

# HIGH PROFILE SHOWROOM COMMERCIAL PREMISES WITH ONSITE P

359 BRADFORD ROAD, BATLEY, WEST YORKSHIRE, WF17 5PH

382m<sup>2</sup> (4,107 sq. ft) on 0.39 acres





- Highly prominent showroom/quasi retail premises and real store/workshop with extensive frontage to main A652 Bradford Road
- Strategically located on 'Batley's Golden Mile' with nearby occupiers including JD Gyms & Evans Halshaw
- Suitable for a variety of showroom or commercial uses (STP) with significant car parking on self contained site

0113 2348999

#### Location

359 Bradford Road is situated with an extensive frontage to the main A652 immediately opposite its junction with Rouse Mill Lane (adjacent Beckside Court). Evans Halshaw (Ford dealers) are situated on the junction of Bradford Road with Rouse Mill Lane.

The main A652 connects Dewsbury town centre with Bradford and the immediate area is long established with a variety of retailers, including Tesco large supermarket, leisure operators including JD Gyms and various local and regional occupiers.

The premises are also well located for accessibility to the motorway network – and the wider West Yorkshire conurbation – with Junctions 27 and 28 of the M62 along with Junction 40 of the M1 motorway all within a 5 mile radius.

#### **Description**

359 Bradford Road comprises a single storey showroom with glazed display windows to 3 sides and stone rear elevation under a flat roof with suspended ceilings and recessed lighting within the showroom along with concrete floor.

To the rear of the showroom is a reconstituted stone built single storey workshop/storage facility with two roller shutter loading doors under a pitched metal decking roof.

Externally 359 Bradford Road benefits from a surfaced car parking area on a self contained site with onsite loading.

Total Site Area 0.16 ha (0.39 acres) or thereabouts

#### Accommodation

Showroom & ancillary 217.74m<sup>2</sup> (2,344 sq. ft)

Rear workshop/stores 163.78m² (1,763 sq. ft)

Gross Internal Floor Area 381.52m<sup>2</sup> (4,107 sq. ft)

## **Services**

We are advised 359 Bradford Road benefits 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 advised by the Valuation Office website the premises are assessed as a whole with a Rateable Value of £19,500.

The National Uniform Business Rate for 2025/26 is 49.9p in the  $\pounds$ , ignoring transitional phasing relief and allowances to small businesses.

#### **Planning**

We are advised the premises benefit from their existing consent as showroom with ancillary workshop/stores although could be suitable for a variety of quasi retail, showroom, 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 made available by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis.

#### Rent

£52,000 per annum 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: 3639/A/M Updated May 2025

Subject to Contract



www.michaelsteel.co.uk

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