



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

## **HIGHLY PROMINENT COMMERCIAL/RETAIL PREMISES**

**198 HUDDERSFIELD ROAD,  
MIRFIELD, WEST YORKSHIRE, WF14 8AT**

120m<sup>2</sup> (1,289 sq. ft)



- Extensively refurbished ground floor retail/commercial space
- Situated in highly prominent position immediately fronting main A644 Huddersfield Road in centre of Mirfield which includes Tesco, Lidl and new Aldi store
- Suitable for a variety of uses (subject to planning)

**0113 2348999**

## Location

198 Huddersfield Road is situated in a highly prominent position in the centre of Mirfield directly fronting the busy A644 Huddersfield Road. Immediately adjacent the premises are the Eye Pharmacy, Kirkwood Hospice and Oxfam and the centre of Mirfield also includes a Tesco convenience store, large Co-op supermarket, large Lidl store and the recently constructed Aldi.

The A644 Huddersfield Road provides good access not only throughout North Kirklees but also to the regional motorway network (with Junction 25 of M62 at Brighouse being approximately 3 miles).

## Description

The subject premises comprise the ground floor of a two storey stone building. As part of the recent refurbishment of the larger premises, the subject property benefits from metal framed double glazed windows and entrance doors.

The premises were previously the main Mirfield Town Council offices prior to been sold and extensively refurbished.



## Accommodation

Ground floor 119.79m<sup>2</sup> (1,289 sq. ft)

Internally the premises are split with an internal wall to create two areas though otherwise are essentially open plan and allowing optimum flexibility for future occupiers.

**Gross Internal Floor Area** 119.79m<sup>2</sup> (1,289 sq. ft)

## Services

We are advised the premises benefit from all services including water, sewer drainage, gas electricity along with individual appliances including lighting. However we have not carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## EPC

An EPC can be made available upon request.

## Rating

We are advised that the premises will need to be reassessed upon occupation.

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

## Planning

The premises were previously Town Council offices and various consents have been obtained on the building for its refurbishment including the first floor for residential, The premises lie within Mirfield town centre and are therefore suitable for a variety of retail/leisure and/or commercial 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 221000.

## Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period years to be agreed, incorporating 3 yearly rent reviews, plus the site service charge (if applicable).

## Rent

£23,750 per annum exclusive.

The rent is payable monthly or 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 a 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: 3624/A/M**  
**April 2025**

**Subject to Contract**



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**0113 2348999**  
**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.