



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**On the instructions of Wharfedale Asset Management Ltd**

**TO LET**

## **FIRST FLOOR LEISURE/ STUDIO/COMMERCIAL SPACE**

**'VALE STUDIOS', FIRST FLOOR  
51-53 HUDDERSFIELD ROAD, MIRFIELD,  
WEST YORKSHIRE, WF14 8AB**

**357m<sup>2</sup> (3,841 sq. ft)**



- Self contained first floor art studio in the former Vale Cinema building
- Prominently located immediately adjacent the main A644 Huddersfield Road in the centre of Mirfield
- Potentially suitable for a variety of commercial/studio uses including showroom, dance studio/leisure and/or offices (STP)

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For Enquiries call  
**0113 234 8999**



## Location

'Vale Studios' is situated in the former Vale Cinema complex which has been occupied for many years as an art studio. Within the building at ground floor there is a barbers, Humanity First Food Hub and Café 53 with, to the rear, Ellams Gym.

The property is situated in a highly prominent position adjacent the extremely busy A644 Huddersfield Road within walking distance of a large Lidl/Co-op along with a Tesco convenience store. The property is also within walking distance of Mirfield train station - which has recently been upgraded – and is next to a large bus stop in the centre of Mirfield.

The A644 Huddersfield Road directly links Dewsbury town centre and Junction 25 of the M62 (Brighouse).

## Description

The Vale is a highly prominent two storey commercial property situated in the centre of Mirfield. It previously housed the Vale Cinema prior to being occupied as a nightclub and most recently as a successful art studio (prior to their imminent relocation).



Access to the first floor is via a staircase from ground floor level adjacent the barbers.

## Accommodation

Vale Studios 356.84m<sup>2</sup> (3,841 sq. ft)

Comprising a part open plan part private offices, showroom/storage space benefitting from good natural light, polished wooden flooring, dedicated entrance (from ground floor level via a staircase) as well as staff/WC facilities. The premises are suitable, subject to planning, for a variety of studio/showroom and/or commercial uses.

**Gross Internal Floor Area** 356.84m<sup>2</sup> (3,841 sq. ft)

## Services

We are advised Vale Studios benefit from mains water, sewer drainage and electricity 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.

## Non Domestic Rating

We are informed by the Valuation Office website the premises are assessed as:-

Art Studio & Premises RV £14,500

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

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

## Energy Performance Certificate

The premises have an EPC rating of E (112).

## Lease Terms

Vale Studios (first floor) is offered by way of a new full repairing and insuring lease, plus site service charge (where applicable) for a period for years or multiples thereof, incorporating 3 yearly rent reviews.

## Rent

£390 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  
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**Our Ref: 1049/A/M**  
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Subject to Contract



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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.