



Michael Steel & Co
PROPERTY CONSULTANTS

Business not affected

FOR SALE

**HIGHLY PROMINENT INCOME
PRODUCING INVESTMENT
OPPORTUNITY**

**45 DALE STREET, OSSETT,
WEST YORKSHIRE, WF5 9HE**

154m² (1,668 sq. ft)



- High profile commercial property presently occupied as tattoo parlour
- Strategically located on junction of Dale Street and Church Street on edge of Ossett town centre with J40 M1 only 1.5 miles away
- Currently generating £20,000 per annum exclusive by way of a 5 year agreement from December 2022

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For Enquiries call
0113 234 8999



Location

45 Dale Street is situated on the junction with Church Street, on the edge of Ossett town centre. Dale Street is a busy link road which connects Ossett town centre with the main Wakefield/Dewsbury Road (which leads to Junction 40 of the M1 at Wakefield being approximately 1.5 miles away).

Ossett is well located on the border of Kirklees and Wakefield between Dewsbury town centre and Wakefield City Centre.

Description

45 Dale Street comprises a two storey detached commercial property presently used as a tattoo parlour beneath a York stone roof with recessed glazed entrance and display windows (at both first and ground floor).

Externally the property benefits from 5 dedicated car parking spaces to the rear (accessed off Church Street).

Accommodation

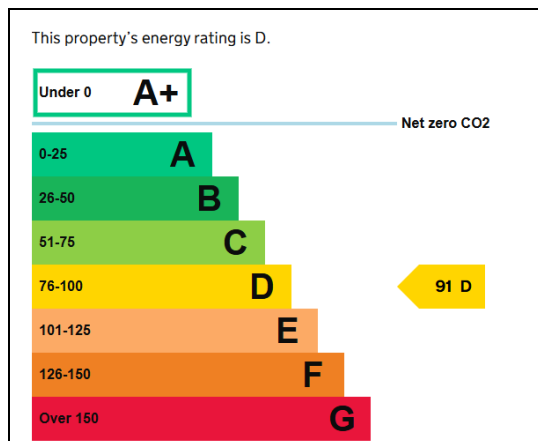
45 Dale Street 154m² (1,668 sq. ft)

Gross Internal Floor Area 154.96m² (1,668 sq. ft)

Services

We understand mains water, sewer drainage and electricity are connected to the property along with lighting facilities. 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.

EPC



Non Domestic Rating

We are advised by the VOA the premises are assessed:-

Office & Premises RV £11,000

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council Tel: 0345 8506506.

Lease Terms

The premises are let to Integrity Tattoo on a 5 year tenancy agreement from December 2022 with a current passing rent of £20,000 per annum exclusive.

Price

Seeking offers in the region of £250,000.

VAT

All rents and prices are 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

Each party to be responsible for their own reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
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Our Ref: 3827/A/M
June 2026

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.