



Michael Steel & Co
PROPERTY CONSULTANTS

Business Not Affected

FOR SALE

**MULTI TENANTED RETAIL/LEISURE
INVESTMENT**

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

1,304m² (14,032 sq. ft)



- Multi tenanted retail/leisure investment currently generating £52,700 per annum exclusive (with part vacant)
- Prominently located immediately adjacent the main A644 Huddersfield Road in the centre of Mirfield
- Includes rear car park and potential to increase the income from vacant space (suitable for a variety of uses, STP)

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: info@michaelsteel.co.uk W: www.michaelsteel.co.uk



For Enquiries call
0113 234 8999



Location

'Vale Studios' are situated in the original Vale Cinema complex which is close to the junction of the main A644 Huddersfield Road with Station Road. Station Road provides access to the large Co-op, includes the large Lidl supermarket and leads to the recently upgraded Mirfield railway station (which provides access to Leeds, Manchester and London Kings Cross).

The immediate area is a mix of commercial, retail and leisure operators which includes Life's a Burger, Haighs Solicitors and Tesco Express.

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

Description

The property comprises a three storey retail/leisure complex being part brick part clad under a variety of pitched roofs with the majority of the building presently occupied (and income producing).



Externally the property benefits from a large loosely surfaced car park to the rear (accessed off Station Road) though this is demised to the gym (Roy Ellams Premier Health Club) and taxi rank.

Accommodation

Vale Studios 1,303.64m² (14,032 sq. ft)

A schedule of floor areas is available upon request.

Gross Internal Floor Area 1,303.64m² (14,032 sq. ft)

Services

We are advised the property benefits from mains water, sewer drainage and electricity in addition to individual appliances including heating and lighting. 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.

Energy Performance Certificates

The property has a variety of EPC's including 51 Huddersfield Road (A), 51 Huddersfield Road (C), 53 Huddersfield Road (B) all of which are available upon request.

Tenancies

We are advised the premises are currently occupied as follows:-

Istanbul Barbers occupy on a 5 year agreement from June 2024 with a rent of £8,000 per annum exclusive.

Humanity First UK Ltd occupy by way of a 5 year agreement from December 2024 at £8,000 per annum exclusive.

Café 52 is occupied by way of a 3 year agreement from May 2024 at a rent of £5,700 per annum exclusive.

Roy Ellams Premier Health Club occupy by way of a 10 year lease from January 2025 with a rent of £22,000 per annum exclusive.

Station Cars occupy by way of a 3 year term from January 2024 at a rent of £9,000 per annum exclusive.

Vacant – first floor Vale Studios 357m² (3,841 sq. ft)
Potentially suitable for a variety of commercial/leisure uses (STP).

Current Gross Income £52,700 per annum exclusive

Price

Offers in the region of £850,000.

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.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Eddisons
Matthew Jennings

Tel: 01274 734101
matthew.jennings@eddisons.com

Our Ref: 1049/A/M
June 2026

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.