



Michael Steel & Co
PROPERTY CONSULTANTS

PRELIMINARY ANNOUNCEMENT

TO LET

SHOP WITH USEFUL FIRST FLOOR ACCOMMODATION & BASEMENT

8 NORTHGATE, CLECKHEATON
WEST YORKSHIRE, BD19 5AA

197.1m² (2,120 sq. ft)



- Prominent central shop
- Available December 2026, on new lease
- Substantial ancillary accommodation to the shop unit

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

Situated within the popular Cleckheaton town fronting Northgate close to its junction with Market Street in the heart of the town centre.

Description

Two storey and basement brick building with glazed shop frontage and uPVC windows to upper floors.

Accommodation

The accommodation is summarised as follows:-

Floor	Description	M ²	(sq. ft)
GF	Shop with central recessed doorway Rear lobby with access to basement & upper floor	66.4	(714)
FF	Kitchen & stores	64.3	(692)
Basement	With tiled walls & concrete floor	66.4	(714)

Services

We are advised the property benefits 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

From enquiries of the VOA website the premises are assessed for business rates as follows:-

Shop & Premises RV £12,250

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

EPC

The property has an EPC with energy rating C (74).

Lease Terms

The premises are offered to let by way of a new lease on a tenants full repairing and insuring basis.

Rent

£14,300 per annum.

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

Each part to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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

Our Ref: 0491/AC/S
September 2026

Subject to Contract

Disclaimer

The landlord and Michael Steel & Co are connected parties

