



# holroyd miller

Commercial



## **TO LET**

### **GROUND & FIRST FLOOR RETAIL/ OFFICE PREMISES PLUS PARKING**

#### **491A BRADFORD ROAD, BATLEY, WF17 8LQ**

A PROMINENTLY POSITIONED GROUND FLOOR AND FIRST FLOOR RETAIL/ OFFICE PREMISES' WITH PARKING SPACES, AVAILABLE TOGETHER OR SEPARATELY. AMOUNTING TO A NET FLOOR AREA OF 228.3M<sup>2</sup>/ 2458FT<sup>2</sup>.

### **RENT £27,000 PER ANNUM EXCLUSIVE**

01924 299494

## DESCRIPTION

The property is a two-storey semi-detached retail/ office building with separate entrances to the ground and first floors, available to let together or separately. The ground floor comprises of a reception area, open plan retail/ office area, separate office/ meeting room space, kitchenette, and WC facilities. The first floor provides various office/ meeting rooms, kitchenette, and WC facilities, with carpeted floors throughout.

On the basis of letting the building as a whole, there are 5 private parking spaces to the front. The property is suitable for a variety of uses, including office, retail, etc, subject to any necessary consents.



## LOCATION

This building occupies a prominent position along the popular Bradford Road and is situated within a mixed use residential and commercial area on the fringe of Batley and Birstall. The A652 Bradford Road provides access to J27 of the M62 via the A62 within 2.6 miles to the north.

## BUSINESS RATES

The property will need reassessing subject to any change of use and interested parties should satisfy themselves. Individual occupiers may also benefit from small business rate relief and transitional relief. More information in respect of rates can be obtained from Kirklees or the Valuation Office Agency website, <http://www.voa.gov.uk>.

## PLANNING

The existing planning uses are likely to fall within Class E of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves by way of enquiry to the Local Authority, Kirklees Metropolitan District Council that their proposed use is acceptable.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is currently being arranged and available upon request.

## ACCOMMODATION

| ELEMENT               | DESCRIPTION          | SIZE  |
|-----------------------|----------------------|---|
| Ground Floor Premises | Retail/ Office Space | 115.5m <sup>2</sup> /1,243ft <sup>2</sup>     |
| First Floor Premises  | Various Office Rooms | 112.8m <sup>2</sup> /1,214ft <sup>2</sup>     |
| <b>NET AREA</b>       |                      | <b>228.3m<sup>2</sup>/2,458ft<sup>2</sup></b> |



## LEASE TERMS

The property is available on a new lease for a term of three years or multiples thereof, subject to contract. The tenant will be responsible for all outgoing and the repair and maintenance of the building together with reimbursement of the cost of maintaining buildings insurance.

## LEGAL COSTS

The incoming Tenant to be responsible for the Landlord's reasonable legal costs for the preparation of the lease agreement. The Tenant to be responsible for the Landlord's abortive legal costs.

## VAT

We understand that the property is not presently elected for VAT, however the owner reserves the right to charge VAT should they choose to do so. All figures are quoted net of VAT.

## SERVICES

The ground and first floor units are separately serviced and have electricity and water.

## VIEWING

By prior telephone appointment through the agents.  
Contact: Alfie Sullivan Tel 01924 299494 (Option3)  
Email: [alfie@holroydmiller.co.uk](mailto:alfie@holroydmiller.co.uk)



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