# RETAIL UNIT TO LET





### 75 COMMERCIAL STREET, BATLEY, WF17 5EQ

#### LOCATION

Batley is a former textile town with a population of 39,000 lying 7 miles south-west of Leeds and near to the M62 and M1. The property lies in a prime position on the south side of Commercial Street, the principal commercial street within the town. A 24-hour Tesco Extra lies directly opposite. Other retailers nearby include Greggs, Card Factory, Savers and Betfred.

#### DESCRIPTION

The property comprises a three-storey building of concrete frame construction with a sandstone front elevation and flat roof. It provides a bank and retail unit on the ground floor with two floors of offices above and storage in the basement. The upper floors have good natural light and ceiling height and would lend themselves to a number of uses with the creation of a self-contained entrance.

#### TERMS

The property is available by way of a new FRI lease, for a term of years to be agreed, for either the property as a whole or in part.

#### RENTAL

- 75 Commercial Street (GF & Basement) £27,000 pax
- 77 Commercial Street UNDER OFFER
- Upper Floors UNDER OFFER

#### ACCOMMODATION

The property has the following approximate dimensions and areas:-

#### 75 Commercial Street

Shop Width	39'9"	12.1m
Shop Depth	61'2"	18.6m
Ground Floor Sales	1,628 sq.ft.	151.2 sq.m.
Ground Floor Kitchen	139 sq.ft.	12.9 sq.m.
Basement	620 sq.ft.	57.6 sq.m.
TOTAL	2,387 sq.ft.	221.7 sq.m.

#### RATES

We understand the property is assessed as follows:-

Rateable Value: £23,500 Rates Payable: £12,831 (approx.)

(The retail/leisure business rates relief of 75% may apply in 2024/2025)

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

## Tel: 0113 244 9020 / www.bht.uk.com

#### ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (118).

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

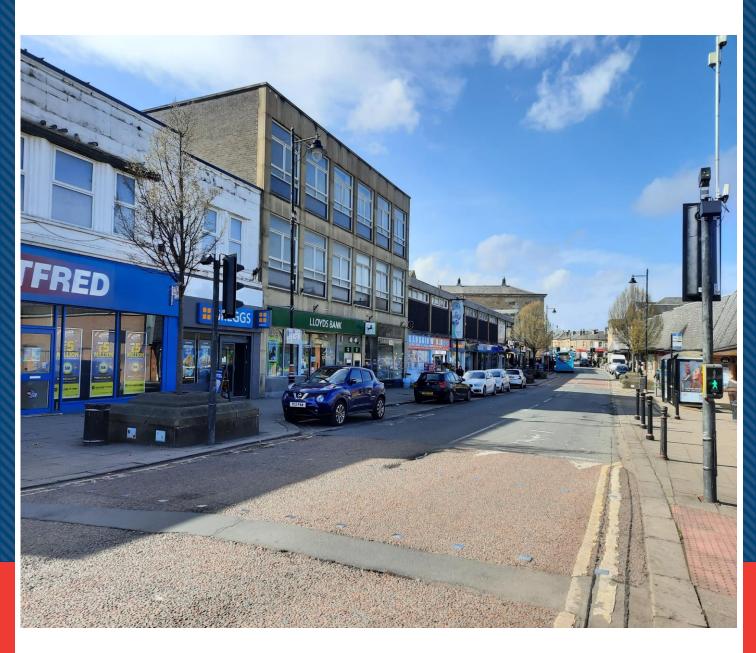
#### VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

#### FURTHER INFORMATION/VIEWING Via the joint agents:-

#### Brackenridge Hanson Tate Sampson Moore

A: Tom Grimshaw T: 0113 244 9020 M: 07827 965146 E: tom@bht.uk.com Sampson Moore A: Stephen Moore T: 01675 481858 M: 07711 718516 E: srsmoore@sampsonmoore.co.uk



These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the evendor is to be, or come, under any liability or daim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property should satisfy thinself by ingestication or otherwise as to the correctness of each statement contained in these particulars. In the vendor takes, any way interested in the property should satisfy thinself by ingestication or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents on the agents on the event of the agents on the agents any partness do not form part (any contract and, information or expression of ophion must be treated as given on the same basis as these particulars. In the layers do not form part of any contract and, information or expression do part on the restore as given on the same basis as these particulars.