

# 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**
- Upper Floors – UNDER OFFER

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

#### 75 Commercial Street

Shop Width	21'2"	6.45m
Shop Depth	60'0"	18.29m
Ground Floor Sales	1,429 sq.ft.	132.76 sq.m.
Ground Floor Kitchen	139 sq.ft.	12.9 sq.m.
Basement	620 sq.ft.	57.6 sq.m.
<b>TOTAL</b>	<b>2,188 sq.ft.</b>	<b>203.26 sq.m.</b>

### RATES

We understand the property is assessed as follows:-

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

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

**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:-

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Subject to Contract  
Oct 25

**Misrepresentation Act**

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 vendor is to be, or come, under any liability or claim 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 or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.