

TO LET

Ground floor retail showroom
Beckside Court
Batley
WF17 5PW

- Retail showroom/commercial unit
- 342.16 m² (3,683 ft²)
- Prominent frontage to Bradford Road
- Large car park to rear



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Location

Beckside Court is situated in a highly prominent location with extensive frontage to the A652 Bradford Road. The property has a large rear car park which is accessed off the B6128 Rouse Mill Lane a short distance south of Batley town centre and approximately 1.5 miles north of Dewsbury town centre.

Description

The unit is part of the ground floor of a larger three storey stone-built office/retail property. The ground floor has been split into two retail/showroom or office suites. Internally the vacant unit benefits from open plan space with original features and timber boarded floors, a mixture of CAT II and LED lighting, suspended ceilings and air conditioning.

There is a small storeroom/staff kitchen area with welfare facilities.

A large car park is located to the rear with approximately 15 spaces allocated to this unit.

Accommodation

The Total Approximate Gross internal floor areas are:		
	ft ²	m ²
Open plan area	3,324	308.82
Stores/kitchen	359	33.36
Total Approximate GIA	3,683	342.16

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Services

We understand that the property is connected to mains electric water and drainage.

Rateable Value

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Showroom and premises – £24,500

VAT

The rent quoted is exclusive of VAT.

EPC

The energy performance certificate is available upon request.

Legal Costs

Each party is to be responsible for their legal costs occurred for this transaction.

Terms

The property is available by way of new full repairing and insuring lease for a term of years to be agreed.

Rent

£35,000 per annum

Viewing

For further information and viewing arrangements please contact the agent:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Ref: 41181



Oak House, New North Road, Huddersfield, HD1 5LG

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