

TO LET

Wharfedale Property

21 - 23 High Street, Birstall, WF17 9ES

Detached Former Plant Hire Depot with Substantial Secure Compound



3,614 ft² (335.75 m²)

Rent: £14,500 plus VAT per annum exclusive

- Affordable Trade Counter / Showroom / Workshop Accommodation
- Situated on a 0.16 acre self-contained site with ample parking
- Suitable for a variety of uses (Subject to Planning)
- EPC Rating - E (107)

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

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Location

21 – 23 High Street is located just off Birstall town centre, benefiting from a self contained compound / yard extending to 0.16 acres. The Premises lie a stones throw away from the prominent main road intersection of Huddersfield / Gelderd Road (A62) and Leeds Road (A643) and the well known 6 Lanes End junction. The Gildersome Interchange junctions for the M62 and M621 are approximately 1.5 miles distant.

Description

The premises comprise a two storey detached property comprising workshop, showroom, office, internal storage and external storage compound accommodation.

Multiple light refurbishment options are available depending on the terms agreed as part of an overall deal.

The accommodation is suitable for a variety of uses (Subject to Planning).

Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

Services

Electricity, water and drainage are connected to the property.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

Business Rates

Shop & Premises: £10,750 Rateable Value

The unit is eligible for Small Business Rate Relief subject to qualification.

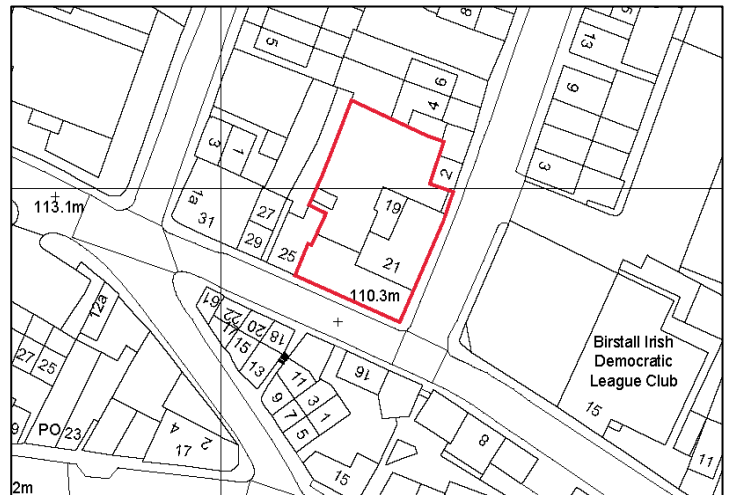
The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Buildings Insurance

Figures can be provided upon request.

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.



Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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