

TO LET – 2,516 sq ft Retail Showroom

(with quality Trade Counter potential)

Gelderd Road (next to Birstall retail and leisure parks)

Birstall

Leeds WF17 9LX



SUMMARY

- 2,516 sq ft retail or trade counter unit
- Next door to Screwfix, close to Easy Bathrooms
- Shared car park for around 21 cars
- Close to Birstall retail, shopping and leisure parks
- Busy main road with good access and high visibility
- Clear minimum 6m eaves height

LOCATION

Birstall is around 7 miles south-west of Leeds and 7 miles south east of Bradford.

The property is located on Gelderd Road, Birstall, a very busy main road linking Batley with the M62/M621 motorways (Junction 27).

The property is positioned next door to Screwfix, and close to Easy Bathrooms, Toolstation, Sliderobes and Yorkshire Floor Centre.

It is around 200m from Junction 27 Retail Park, Birstall Shopping Park, Spring Ram Retail Park, Ikea and Birstall Leisure Park, all providing a regional retail and leisure destination.

DESCRIPTION

A modern semi-detached steel portal framed retail/trade counter unit, with a 6m internal eaves height, rear loading and a shared car park for 21 cars.

ACCOMMODATION

The property is arranged as follows:

Ground Floor 2,516 sq ft (234 sq m)

LEASE TERMS

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed, subject to upward only rent reviews at the end of each 5th year.

RENTAL

Upon application

PLANNING/PERMITTED USES

The property is currently used as a Retail Showroom but also benefits from B8 Trade Counter planning consent.

RATING ASSESSMENT

We are advised that the property has the following Rating Assessment:

Description	"Retail Warehouse & Premises"
Rateable Value	£42,250.00

ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises have an EPC Rating of D (80). A copy of the EPC can be made available upon request.

VAT

We understand that the property is elected for VAT. All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction

CONTACT

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