

RETAIL/OFFICE SPACE TO LET



6082 sq ft total

75-77 COMMERCIAL STREET

BATLEY, WF17 5EQ

- Rent of £50,000 pa for whole.
- £35,000 pa 75 Commercial Street,
- £15,000 pa 77 Commercial Street
- 2 retail units plus 2654 sq ft upper floor space.
- Prime position in Commercial Street.
- Neighbouring occupiers include Greggs and Savers with Tesco Extra opposite.
- Occupation summer 2024.

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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 traders nearby include Greggs, Card Factory, Betfred, and Savers.

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.

ACCOMMODATION

75 Commercial Street

Shop width 39ft 9in 12.1m
Shop depth 61ft 2in 18.6m

	sq ft	sq m
Ground floor sales	1,628 (910 ITZA)	151.2 (84.5 ITZA)
Ground floor Kitchen	139	12.9
Basement	620	57.6
First floor offices	1,327	123.3
Second floor offices	<u>1,327</u>	<u>123.3</u>
	5,041	468.3

77 Commercial Street

Shop width 22ft 2in 6.76m
Shop depth 31ft 5in 9.58m

Ground floor sales	696 (569.5 ITZA)	64.7 (52.9 ITZA)
Ground floor store	22	2.0
Basement	<u>323</u>	<u>30.0</u>
	1,041	96.7

TOTAL	6,082	565.0
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RATING ASSESSMENT

	75 Commercial Street	77 Commercial Street
Rateable value	£23,500	£12,750
Rates payable (24/25 @ 0.546)	£12,831	£6,961.50
(The retail/leisure business rates relief of 75% should apply in 2024/25- enquire of local rating authority)		

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed. Occupation available summer 2024.

RENT

£50,000 pa for the whole

£35,000 pa for 75 Commercial Street including upper floors.

£15,000 pa for 77 Commercial Street

Offers would also be considered for the upper floors separately.

The property has not been elected for VAT.

EPC rating

118 (E)

LEGAL COSTS

Each party to bear their own legal costs.



FURTHER INFORMATION

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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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50 metres

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