

Sampson Moore

PROPERTY INVESTMENT CONSULTANTS



Chartered
Surveyors

RETAIL SPACE TO LET



2334 sq ft total

75 COMMERCIAL STREET

BATLEY, WF17 5EQ

- **Rent of £27,000 pa.**
- Ex Lloyds Bank unit.
- Prime position in Commercial Street.
- Neighbouring occupiers include Greggs and Savers with Tesco Extra opposite.
- Occupation autumn 2024.

Botts Green Hall, Coleshill, Birmingham B46 2NZ

Tel: 01675 481858 · Mobile: 07711 718516

e mail: srsmoore@sampsonmoore.co.uk · *web:* www.sampsonmoore.co.uk

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 (after creation of uppers entrance)	1,575 (857 ITZA)	146.3 (79.6 ITZA)
Ground floor Kitchen	139	12.9
Basement	<u>620</u>	<u>57.6</u>
	2,334	216.8

Upper floors

UNDER OFFER

77 Commercial Street

UNDER OFFER

RATING ASSESSMENT

	75 Commercial Street
Rateable value	£23,500
Rates payable (24/25 @ 0.546)	£12,831
(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 autumn 2024.

RENT

£27,000 pa

The property has not been elected for VAT.

EPC rating

118 (E)

LEGAL COSTS

Each party to bear their own legal costs.



FURTHER INFORMATION

Please contact the joint agents below:

Stephen Moore,
Sampson Moore,
Botts Green Hall, Coleshill,
Birmingham, B46 2NZ
Tel: 01675 481858 Mobile: 07711 718516
email: srsmoore@sampsonmoore.co.uk

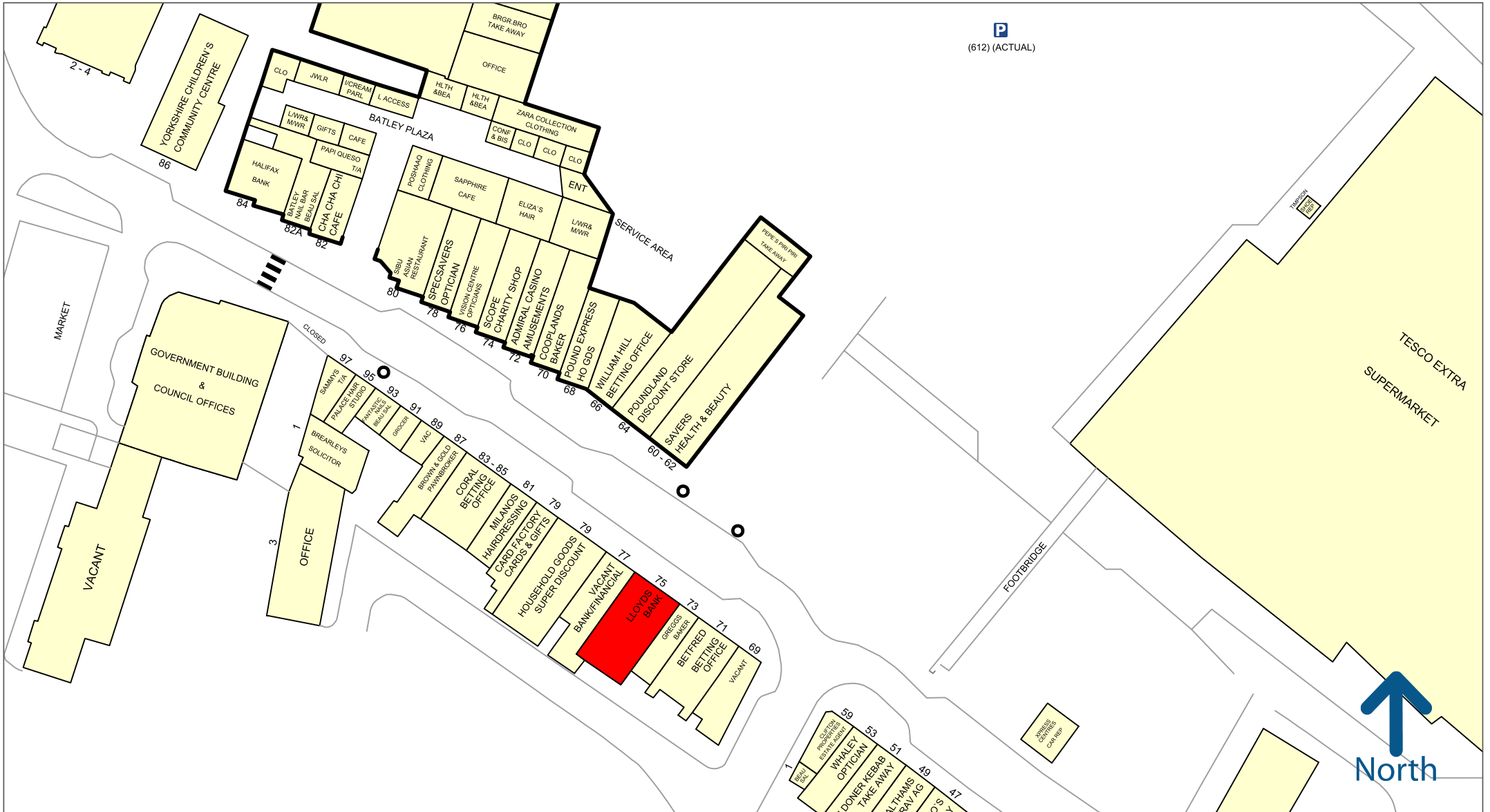
Tom Grimshaw
BHT
First Floor, 31 The Calls,
Leeds LS2 7EY
Tel: 0113 244 9020 Mobile: 07827 965146
email: tom@bht.uk.com



SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

MISREPRESENTATION ACT 1967

SAMPSON MOORE for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are set out as a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Sampson Moore has any authority to make or give any representation or warranty whatsoever in relation to the property. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state and condition or that it is capable of fulfilling its intended function.



50 metres

Experian Goad Plan Created: 17/04/2024

Created By: Sampson Moore

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com

