

# TO LET

# Wharfedale Property

Shop Unit 2, 51A The Vale, Huddersfield Road, Mirfield WF14 8AB

## Prominent Town Centre Retail Unit within Multi-Let Complex



993 ft<sup>2</sup> (92.25 m<sup>2</sup>)

Rent: £8,500 per annum exclusive

- Located within the heart of Mirfield Town Centre
- Well positioned within converted former cinema complex
- Suitable for both established and new businesses
- EPC Rating - D (76)

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
[office@wharfedaleproperty.co.uk](mailto:office@wharfedaleproperty.co.uk)

01924 476496

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## Location

The Vale forms an established business centre situated in the heart of Mirfield, boasting substantial frontage to Huddersfield Road (A644), an arterial highway connecting the town with Huddersfield and Dewsbury. The former 'art-deco' style cinema complex has been converted to provide a mix-use trading and leisure facility with current tenants including a gym, creative arts hub, café and barbers shop.

## Description

Shop Unit 251A The Vale comprises a spacious open plan retail sales area, designated storage areas, toilets, a kitchen and an office. The unit benefits from large full height glazing and double entrance doors to the front.

## 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.

## Services

3-phase electricity, water and drainage are connected to the property.

## Rent

£8,500 + VAT per annum exclusive

## VAT

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

## Buildings Insurance

£240 for the whole of 2019.

## Business Rates

Workshop & Premises: £7,800 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.

## 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.

## Accommodation

Measured on a Net Internal Area basis, the unit extends to approximately 993 ft<sup>2</sup> (92.25 m<sup>2</sup>) and comprises:

Description	ft <sup>2</sup>	m <sup>2</sup>
Main Retail Sales	954	88.63
Storage Areas	39	3.62

## Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

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