

VALE STUDIOS, FIRST FLOOR, 51-53 HUDDERSFIELD ROAD, MIRFIELD WF14 8AB

what3words /// tinned.police.formless





Vale Studios, First Floor, 51-53 Huddersfield Road

Mirfield, WF148AB



For Viewing & All Other Enquiries Please Contact:

MATTHEW JENNINGS MRICS Director matthew.jennings@eddisons.com 01274 734101 HARVEY BLAND Graduate Surveyor harvey.bland@eddisons.com 01274 734101



Property

The property comprises of a modern first floor former showroom within the popular Vale Complex.

The premises comprise of part open plan and part private offices/ showroom/storage benefiting from good natural light, polished wooden flooring, own dedicated entrance as well as staff/WC facilities.

The property would be suitable for a variety of uses to include but not limited to showroom, nightclubs, dance studios and offices.

Area	m^2	ft ²
Total GIA	356.84	3,841

Energy Performance Certificate

The property has an Energy Performance Asset Rating of ${\bf E}$. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Art Gallery Studios and Premises **Rateable value:** \$14,500

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rental

Rental on application.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

An in-house tenancy agreement can be utilised to minimise costs.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

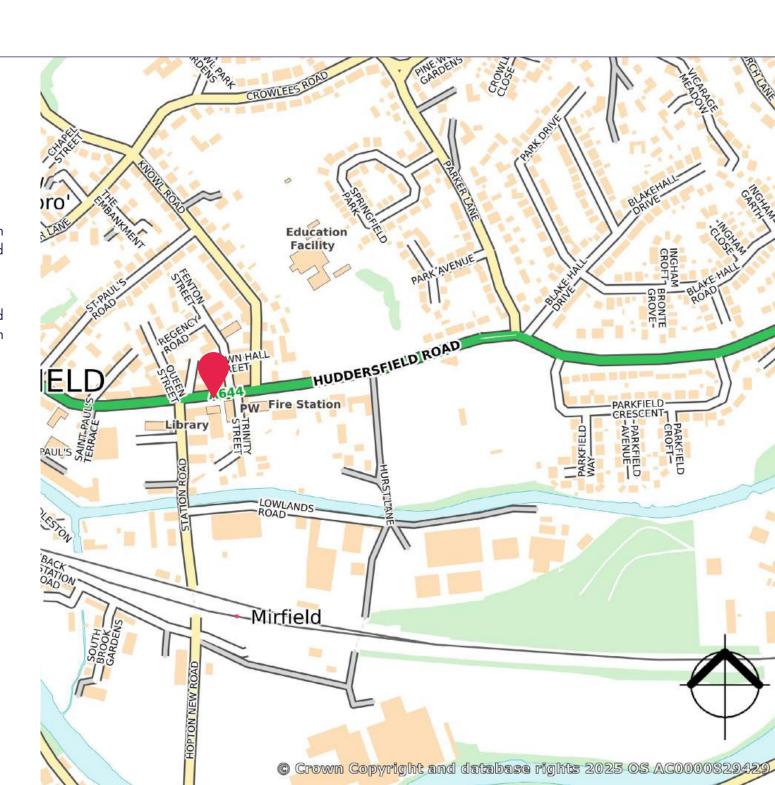
Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Eddisons

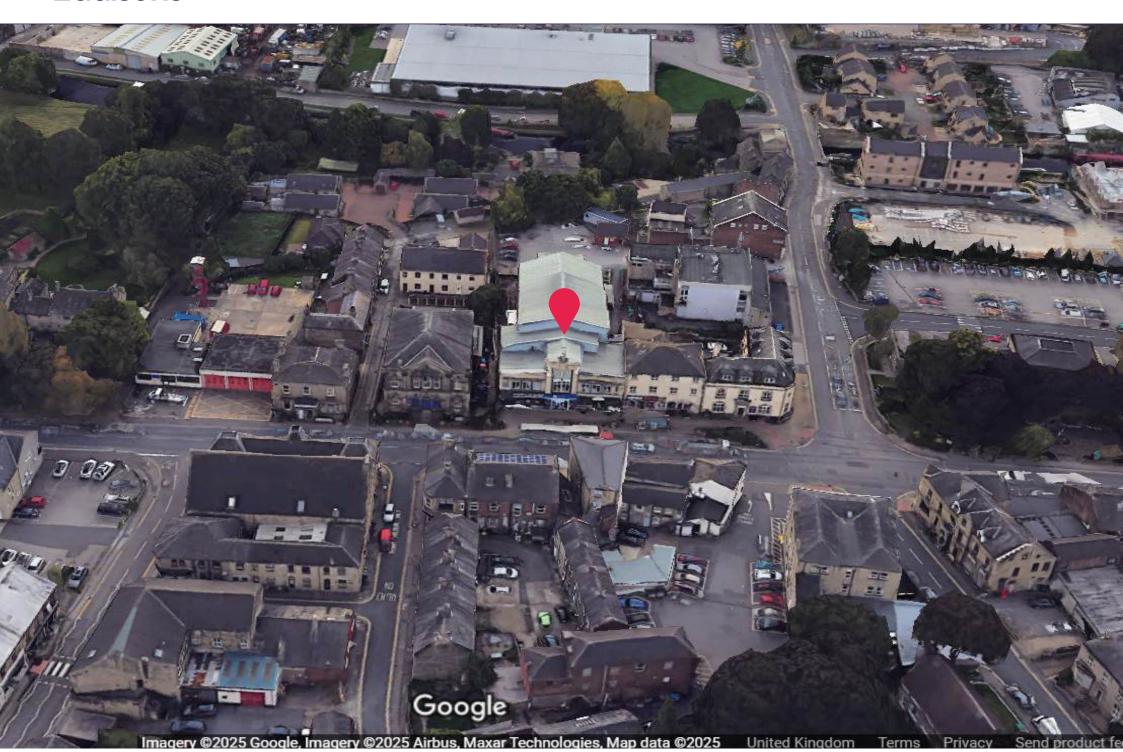
Location

The property is prominently located on Huddersfield Road, the main arterial route in and out of Mirfield in the town centre.

The surrounding area is a mix of residential and commercial occupiers with Mirfield train station within walking distance.



Eddisons



Eddisons









First Floor



Ground Floor

