

SUPERB FIRST FLOOR LEISURE/STUDIO ACCOMMODATION

TO LET



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

Vale Studios, First Floor, 51-53 Huddersfield Road

Mirfield, WF14 8AB



Tenure

To Let



Property Type

Showroom/Leisure



Rental

Upon Application



Size

356.84 sq m (3,841 sq ft)



Location

Mirfield, WF14 8AB



Property ID

731.4641a (1232357)

For Viewing & All Other Enquiries Please Contact:

MATTHEW JENNINGS MRICS
Director

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HARVEY BLAND
Graduate Surveyor

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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 **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.

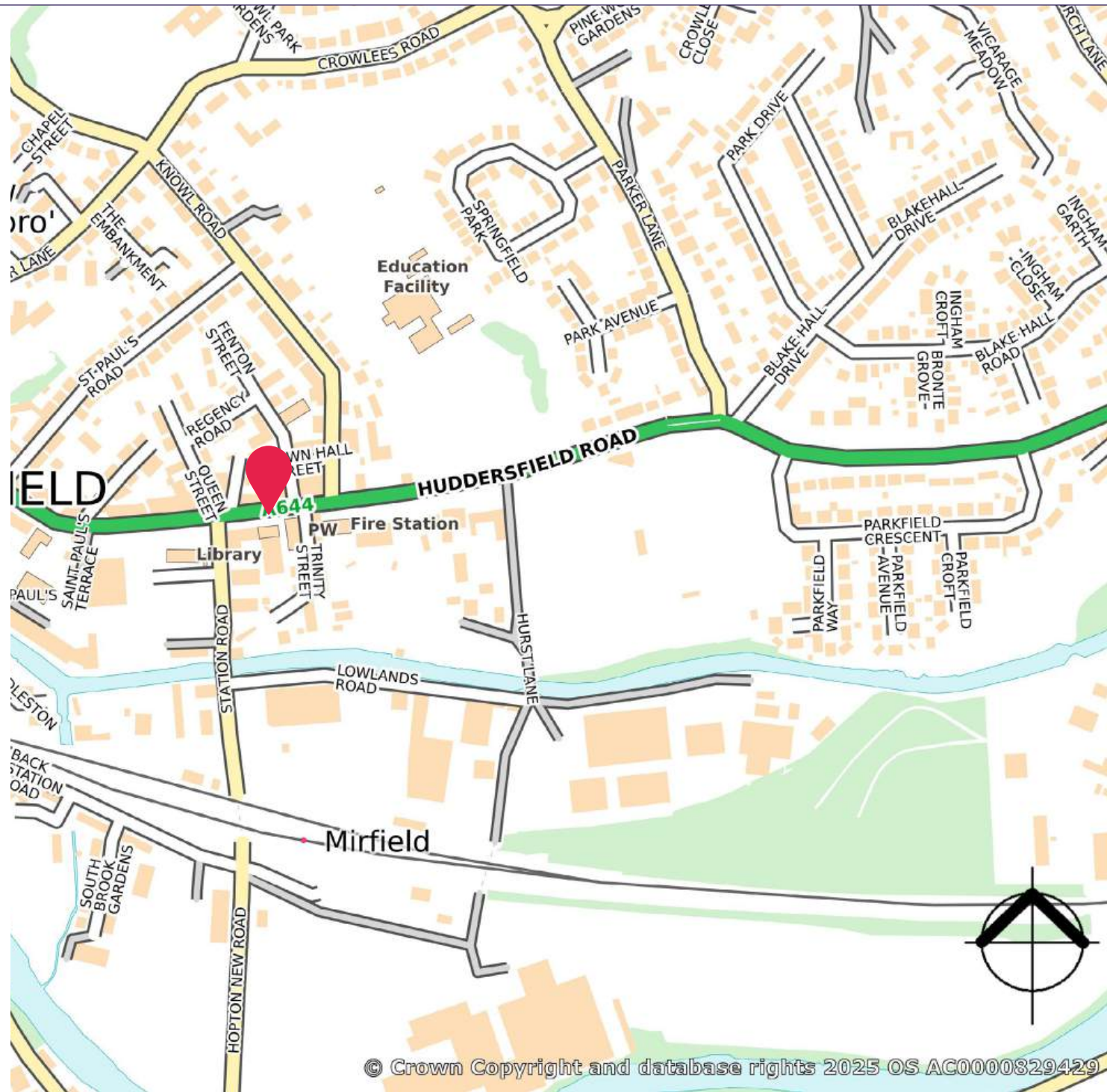
Anti-Money Laundering

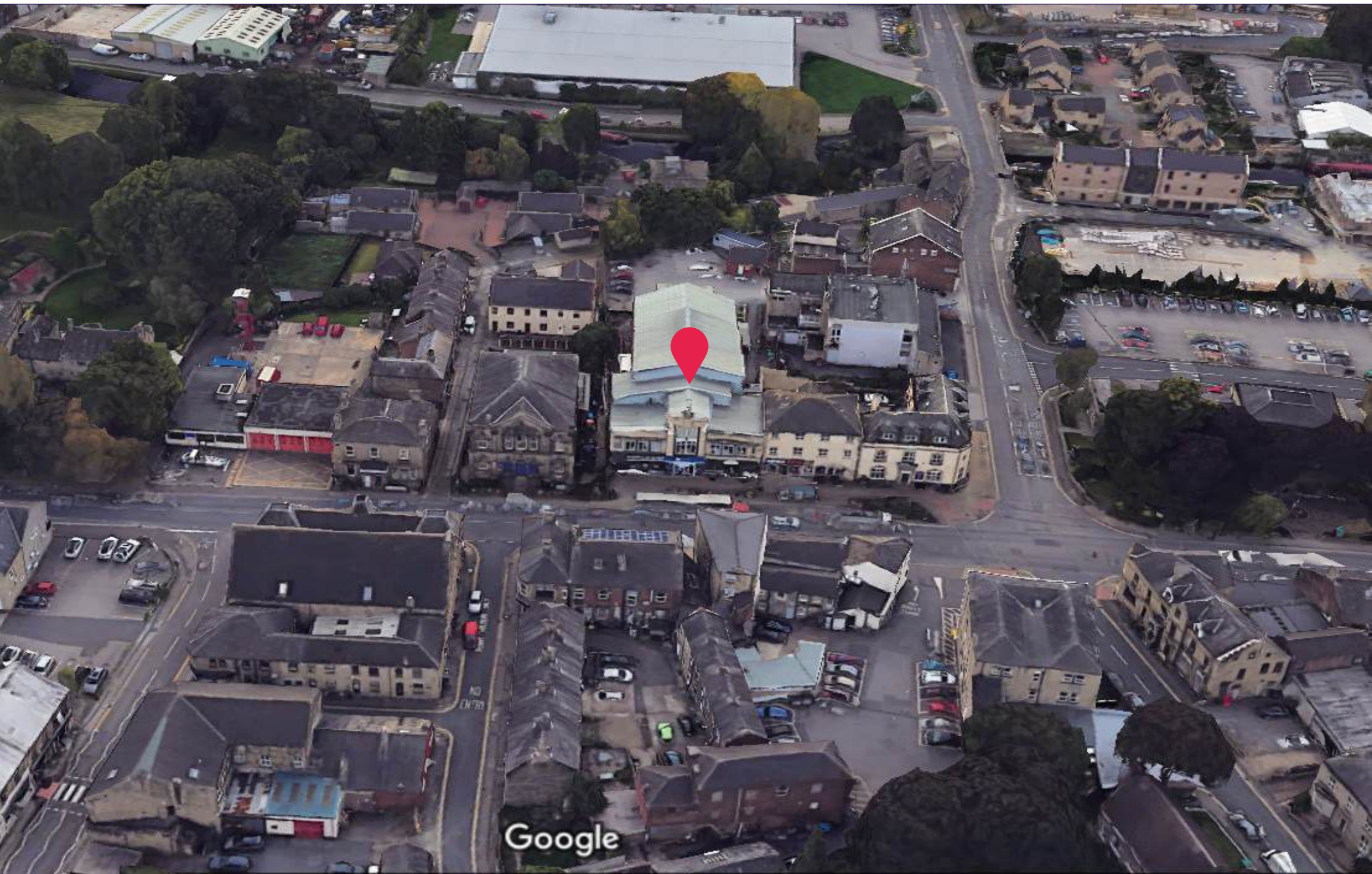
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

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

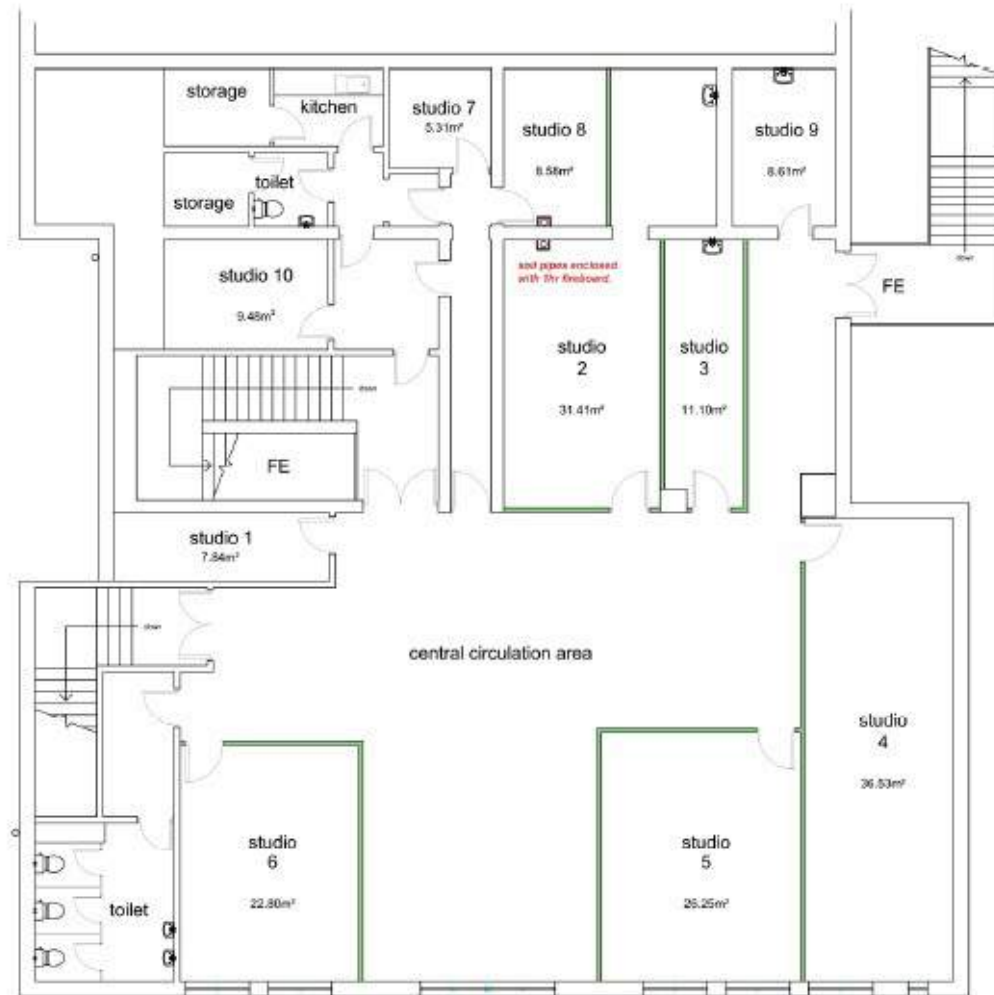
The surrounding area is a mix of residential and commercial occupiers with Mirfield train station within walking distance.







First Floor



Ground Floor

