

upon the instructions of Wharfedale Finance Co

TO LET

**Substantial former nightclub premises
suitable for a variety of leisure, educational and office
uses subject to planning**

**FIRST FLOOR THE VALE
HUDDERSFIELD ROAD
MIRFIELD WF14 8AB**



3,841 ft² (356.83 m²)

- **First floor former nightclub premises with self-contained access**
- **Suitable for a variety of uses such as wine bar, children`s play centre, day nursery, educational facility, retail showroom (subject to planning)**
- **Fronting main arterial route within busy town centre**

Location

The property is located in the prime shopping area of Mirfield centre with frontage to Huddersfield Road, an exceptionally busy arterial route linking Dewsbury with Huddersfield and Bradford.

Description

Former nightclub premises located at first floor with a self-contained access from Huddersfield Road.

Comprising a nightclub with dance floor, raised seating areas, fitted bar and beer cellar with ancillary toilets and offices.

All mains services are available to the property.

Rates

Currently assessed for non domestic rating purposes as follows:

Club and premises £14,000 Rateable Value

The current Uniform Business Rate for 2010/2011 is 41.4p in the £ ignoring small business allowances and transitional relief. Interested parties are advised to make their own enquiries with the Charging Authority.

Planning

We believe the premises fall within a Sui Generis planning use, formerly used as a nightclub. Interested parties should contact Kirklees Planning Authority with regard to any queries. The property is suitable for a variety of leisure uses, nursery, play gym, educational facility or offices, subject to planning.



Accommodation

First Floor

Nightclub	356.83 m ²	3,841 ft ²
Gross Internal Floor Area	356.83 m²	3,841 ft²

Measurements taken in metric and converted to their nearest imperial equivalent.

Terms

Available on a new full repairing and insuring lease, for a term of years to be agreed, incorporating 3 yearly rent reviews, plus service charge.

Rent: £15,000 pax

VAT

The rent quoted is exclusive of any VAT the landlord may choose or have a duty to impose.

Legal Costs

The ingoing tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

Viewing

Viewing is strictly by appointment, contact:

Hanson Chartered Surveyors	01484 432043
Jason Metcalfe	jason@hanson-cs.co.uk
Phil Deakin	phil@hanson-cs.co.uk
Michael Steel & Co	0113 234 8999
Alec Michael	alec@michaelsteel.co.uk

Reference 1254

Subject to Contract

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

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PROPERTY MISDESCRIPTIONS ACT 1991

These particulars were compiled in 2007 and whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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CHARTERED SURVEYORS