

Sampson Moore

PROPERTY INVESTMENT CONSULTANTS



Chartered
Surveyors

REFURBISHED RETAIL SPACE TO LET



2,218 sq ft retail

2,654 sq ft offices

75 COMMERCIAL STREET

BATLEY, WF17 5EQ

- **Rent of £27,000 pa (retail unit only).**
- Refurbished with new shopfront.
- Prime position in Commercial Street (ex-Lloyds Bank).
- Neighbouring occupiers include Greggs, Banking Hub and Savers with Tesco Extra opposite.
- Occupation late 2025.

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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. There is a ground floor retail unit with storage in the basement. A new suspended ceiling with inset lighting and air conditioning have been installed to the ground floor.

The upper floors are available separately and have good natural light and ceiling height and would lend themselves to a number of uses. A new self-contained entrance for the upper floors has been constructed to the left of the frontage.

ACCOMMODATION

75 Commercial Street

Shop width 23ft 11in 7.295m
Shop depth 60ft 18.3m

	sq ft	sq m
Ground floor sales	1,459 (817 ITZA)	135.5 (75.9 ITZA)
Ground floor Kitchen	139	12.9
Basement	<u>620</u>	<u>57.6</u>
	2,218	206.0
<u>Upper floors</u>		
First floor	1,327	123.3
Second floor offices	<u>1,327</u>	<u>123.3</u>
	2,654	246.6

RATING ASSESSMENT

75 Commercial Street
Rateable value £23,500 (To be split between shop and uppers)
Rates payable (24/25 @ 0.546) £12,831
(The retail/leisure business rates relief of 40% should apply in 2025/26- enquire of local rating authority)

TERMS

The shop and uppers are available on separate full repairing and insuring leases for a term to be agreed. Occupation available late 2025.

RENT

Ground floor unit £27,000 pa

Uppers Rent on application, dependent on area requirements/specification.

The property has not been elected for VAT.

EPC rating

118 (E)- to be reassessed following split.

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

Please contact the joint agents below:

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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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