

TO LET

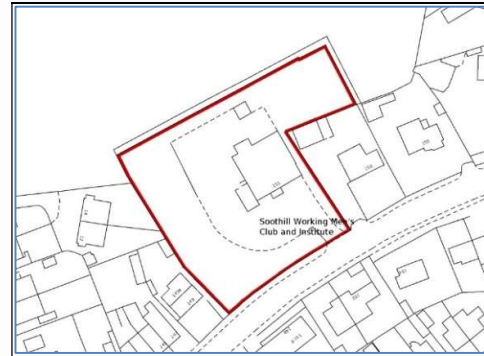
**PROMINENT FORMER WORKING MENS CLUB
PREMISES**



**Former Soothill WMC,
151, Soothill Lane, Batley, WF17
6HW**

- **Two storey building of c. 4,000 sq ft**
- **Prominently fronting Soothill Lane**
- **Suitable for variety of alternate uses STP**
- **Large Car Park**





LOCATION

The property is prominently located fronting Soothill Lane. J.28 of the M62 is 2 miles distant and Batley town centre is less than 1 mile away.

DESCRIPTION

The property comprises a substantial, stone built, two-storey building (plus basement), totalling c. 4,000 sq ft, which has been recently utilised as a working men's club. There is an additional 3 bed stewards flat attached. There is a large tarmac surfaced car park for c. 45 cars. Total site area of c. 1.15 acres.

Suitable for a variety of uses such as restaurant, community use, commercial use etc.. subject to planning. We are informed that the property is not listed.

TERMS

The premises are offered to lease at a rental of **£35,000 per annum** plus VAT.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

We are verbally informed that the current Rateable Value is £10,750 with the description of 'club & premises'.

CONTACT

Holder & Co. on 0113 323 4504

Philip Caspell: philip@holderandco.com

Owen Holder: owen@holderandco.com