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properties

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590A BRADFORD ROAD, BATLEY, WF17 8LP

**£500 PCM**

Part of a substantial stone built property situated in a prominent position on Bradford Road and within walking distance of Batley Town Centre and the bus station. Ground and first floor offices with kitchen and WC. The offices would suit a number of different users subject to any necessary planning consent.

ACCOMMODATION Ground Floor: 35m<sup>2</sup>/376ft<sup>2</sup>  
Male and female wc  
First Floor: 25m<sup>2</sup>/269ft<sup>2</sup>

#### TERMS

The property is available on a new Lease for a term of three years or a multiple thereof at an initial rental of £6960 per annum including Water exclusive on a full repairing and insuring basis.

DIRECTIONS From Batley Town Centre proceed along Bradford Road towards Birstall. Number 590a will be found on the right hand side just before Frankie's Burger Bar.



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