



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: 35m2/376ft2 Male and female wc First Floor: 25m2/269ft2

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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Midland Bank Chambers, Smithies Lane, Birstall, Batley, West Yorkshire, WF17 9EB www.localproperties.net info@localproperties.net 01924 474456 Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.