Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

MODERN GARAGE/TRADE COUNTER WITH LARGE YARD

45/47 WESTGATE, CLECKHEATON, WEST YORKSHIRE, BD19 4HB

440m^2 (4,732 sq. ft) on 0.65 acres



- Modern premises most recently used as a tyre and exhaust garage with workshop, stores and reception
- Strategically located only a short distance from Cleckheaton town centre and just over a mile from Junction 26 of M62 (Chain Bar)
- Suitable for a variety of trade/commercial uses with the benefit of a large self contained site and ***immediately available for occupation***

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For Enquiries call
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Location

45/47 Westgate is situated only a short distance to the west of Cleckheaton town centre on Westgate which links Cleckheaton with the main Halifax Road at Hightown. The immediate area is a mix of commercial and residential with occupiers including CU Lighting and The Metal Store.

As well as being well located for access throughout the North Kirklees area, the property is less than 1.5 miles to the south of Junction 26 of M62 (Chain Bar) providing excellent links across the North of England via M62 including to Leeds and Manchester.

Description

45/47 Westgate comprises a modern single storey former tyre and exhaust garage including a reception area to the front.



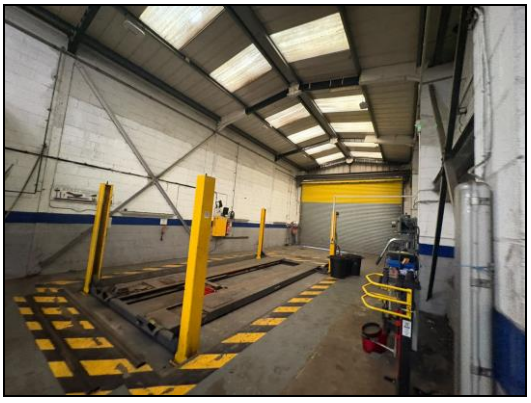
The property benefits from a large surfaced yard area to the front providing circulation, parking and potentially external storage.

Toal Site Area **0.26 ha (0.65 acres) or thereabouts**

Accommodation

45/47 Westgate 389.76m² (4,195 sq. ft)

Former tyre and exhaust garage with workshop, storage, ancillary areas, reception and mezzanine.



Mezzanine 49.81m² (536 sq. ft)

The premises benefit from a dedicated customer reception/possible trade counter and 3 loading doors to the front.

Gross Internal Floor Area **439.57m² (4,732 sq. ft)**

Services

We understand 45/47 Westgate benefits from mains water, sewer drainage and electricity in addition to individual appliances including lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC

We understand the premises have an EPC rating of C (73).

Non Domestic Rating

We are verbally advised by the VOA website the premises have a rateable value of:-

Tyre & Exhaust Centre & Premises £38,750

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Lease Terms

45/47 Westgate are made available by way of a new lease for a period of years to be agreed incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis.

Rent

£55,000 per annum exclusive

All rents are payable quarterly in advance by direct debit/standing order plus the site service charge.

VAT

The rent is quoted exclusive of VAT and to be charged at the appropriate rate, where applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co **Tel: 0113 234 8999**
Alec Michael **alec@michaelsteel.co.uk**
Ben Preston **ben@michaelsteel.co.uk**
Our Ref: 3884/A/M
November 2026 **Subject to Contract**

Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.