

Commercial Property to let

The Mill Outlet & Garden Centre, Batley

Vacant space, 6000 sq ft

This large unit has previously operated as a furniture retailer. There is a small office, till point area and other ancillary space suitable for further office space. A partition wall creates flexible storage space.

Position

The unit occupies a self-enclosed second floor position with independent external access via Cheapside. Internal access is via centre escalators or lift. An additional access lift allows wheelchair access from the main floor.

The unit enjoys maximum natural light, with both sides being external walls with a full extent of windows.

Layout

Internal area of approx. 6000 sq ft with partitioned storage area

Mixed use considered – warehousing/storage/retail/event hire

External space allows for independent entrance and up to 20 car parking spaces

Legal Costs

Each party to bear their own legal costs incurred in connection with this transaction.

Viewing by appointment only with Chris Stones, Centre Manager

Tel: 01924 423172 Email: chris.stones@themillbatley.com

Services

The rent agreed will include provision of facilities and utilities. Rates, fuel, water and service charge are included.

Security services and CCTV are present throughout the car park and main centre, but not within the space itself.



One of 2 office spaces



Floor space views with storage area visible at the end of unit (left)

Location

The locality is of a dense residential population and well served by road and rail. The bus and railway stations are both within a few minutes' walk.

- Batley Train Station – Huddersfield/Leeds line
- Batley Bus Station – Arriva Transport
- 6 miles to M1 J40
- 4/5 miles to M62 J27/J28



Environment

The Mill Outlet & Garden Centre is a well-established outlet shopping centre with a loyal customer base.

The centre is the UK's biggest retail mill at 123, 000 sq ft., with a mix of high street operators, national brands and owner occupiers.

We are destination shopping with 3 existing restaurants, 30 stores and over 100 concessions in fashion, furniture, homewares and gifts.

- There are over 500 free parking spaces
- Core customer women over 45 BC1/C2
- Average weekly footfall 12k
- Regular influx of coach visits

