

Commercial Property to let

The Mill Outlet & Garden Centre, Batley

Restaurant space

The unit has operated until recently as a medium-sized restaurant known as Hannah's Tea Rooms complete with kitchen, serving counter and separate bakery.

Position

The unit occupies a self-enclosed first floor position with access via stairs or lift from the Garden Centre below. Alternative entrance through its own door at first floor level, opposite Pavers Shoes entrance.

It is situated at the end of the Terrace - a parade of shops external to the main centre.

Layout

Internal area of approx. 3000 sq ft

There are 3 main areas which operated as kitchen, bakery and dining space. The bakery area would easily be returned to dining space to increase the number of covers. No equipment is to be included.

In addition there is a separate wash room with 2 individual toilet cubicles.

External area of 1100 sq ft

This has previously served as an outdoor seating area

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.

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, 40 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 2-3 coach visits per week



Previous layout view