



holroyd miller

Commercial



TO LET

A PROMINENTLY SITED TOWN CENTRE PROPERTY WITH GROUND FLOOR RETAIL SPACE

35 MARKET STREET, HECKMONDWIKE, WEST YORKSHIRE, WF16 0EU

GROUND FLOOR RETAIL SPACE IN THIS PROMINENT LOCATION WITHIN HECKMONDWIKE
TOWN CENTRE 47.87SQ M / 515 SQ FT. RENT £4,500 PA

RENT £4,500 pa

01924 465671

DESCRIPTION

A prominently sited Town Centre property, built circa 1900, ground floor retail space. Built in brick with a pitched faced stone front elevation, with stone detailing and surmounted by a slated roof. The property would suit a number of different uses subject to a necessary planning consent.

LOCATION

The property stands to the western side of Market Street, in a parade of similar shops, Market Street being one of the Town's principal thoroughfares.

Heckmondwike is a busy small market town situated within the centre of West Yorkshire Conurbation and benefits from the attraction of a local market two days a week.

ACCOMMODATION

SHOP [Front section] 38.08m² / 409ft²

SHOP [Rear Section] 9.79m² / 105ft²
Three steps up from shop. W/C, sink.

BUSINESS RATES

The property has a rateable value of £5,400.[which falls below the threshold of £12,000 and is eligible for 100% rate relief subject to status]

The standard rating multiplier for the year 2017/2018 is 47.9 pence in the pound. The small business multiplier is 46.6 pence in the pound. Individual occupiers may also benefit from small business rate relief and transitional relief. More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website, www.voa.gov.uk

VAT

We understand the property is not presently elected for VAT however the owner reserves the right to charge VAT should they choose to do so. All figures are quoted net of VAT.

TERMS

The property is available on a new Lease for a term of three years or a multiple thereof at an initial rental of £4,500 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs

SERVICES

Mains services are connected to the property.

VIEWING

By prior telephone appointment through the agents.
Contact: Gary Simpson. Email gary@holroydmiller.co.uk

Dewsbury Office Tel 01924 465671

ENERGY EFFICIENCY RATING

The property has an Energy Efficiency Rating of TBC



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