



holroyd miller

Commercial



TO LET

TOWN CENTRE RETAIL UNIT

4A STATION ROAD, OSSETT, WF5 8AD

A WELL-LOCATED TOWN CENTRE RETAIL UNIT SITUATED ABOVE A JEWELLERS. TWO FLOOR ACCOMODATION AMOUNTING TO A NET FLOOR SPACE OF 73.6M² /793FT². THE PROPERTY WOULD SUIT A NUMBER OF USERS SUBJECT TO ANY NECESSARY PLANNING CONSENT.

PRICE £4,950 PER ANNUM

01924 299494

DESCRIPTION

This property was previously a beauty academy but would suit several uses subject to any necessary planning. Access is gained through the door on the left side of the property between the barber's and jeweller's shop. The first floor consists of an open front room, kitchen, and W/C. The second floor comprises of a front room leading through to a side room, an office, and an old W/C ideal for storage space.

LOCATION

The property occupies a central position within Ossett town centre, situated near Ossett's market, post office and bus station. The property provides an ideal location for a variety of users. Ossett is a busy centre between Wakefield and Dewsbury, offering excellent access to the surrounding larger towns and cities and the motorway network. At the 2011 Census, the population was 21,231.

ACCOMMODATION

| ELEMENT | DESCRIPTION | SIZE |
|-----------------------|---|---|
| First Floor | | NET AREA 34.7m²/374ft² |
| Entrance | Entrance hall with stairs. | |
| Front room | Open area. Laminated floor. | 26.14m ² /281ft ² |
| Kitchen | Fitted sink. | 8.52m ² /92ft ² |
| W.C | Low flush and basin. | |
| Second Floor | | NET AREA 38.9m²/419ft² |
| Front room | Carpeted, open area | 14.37m ² /155ft ² |
| Side room | Follows through from front room, laminated floor. | 11.77m ² /127ft ² |
| Back Office | Separated by door | 12.74m ² /137ft ² |
| Hall/ landing | Leads to old W/C and front room | |
| Old W.C | Stores | |
| TOTAL NET AREA | | 736m²/ 793ft² |

BUSINESS RATES

The property has a rateable value of 3,750 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 2022/2023 is 51.2p in the pound (0.512). The small business multiplier is 49.9p in the pound (0.499). 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.

PLANNING

The existing planning use is likely to fall within Class E of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves by way of enquiry to the Wakefield Metropolitan District Council that their proposed use is acceptable.

TERMS

The property is available on a new Lease for a term of three years or a multiple thereof at an initial rental of £4,950 per annum on a full repairing and insuring basis.

LEGAL COSTS

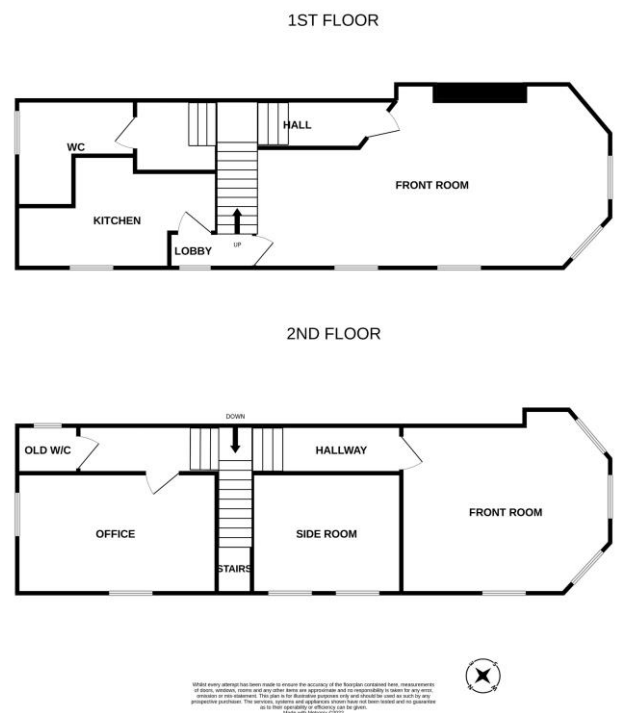
Each party will be responsible for their own legal costs.

VIEWING

By prior telephone appointment through the agents.

Contact: Lucy Hicken Tel: 01924 299494 (option 3)

Email: lucyh@holroydmiller.co.uk



ENERGY EFFICIENCY RATING

The property has an Energy Efficiency Rating of D92 and a full report is available on request.

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