

PRIME SHOP UNIT TO LET



11 Wellgate Centre, Ossett, WF5 8NS

- 796 sq ft / 74 sq m
- Fronting onto market place and Wellgate Shopping Centre
- Broadly open plan with store & office
- Located close to J40 of the M1
- Wc and kitchen facilities

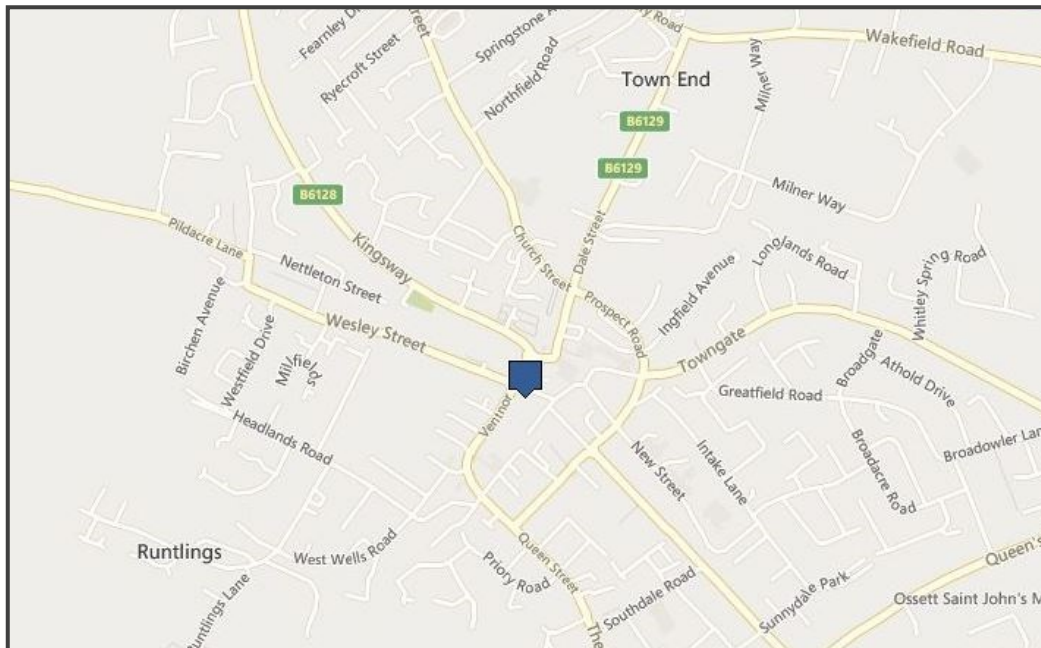


DESCRIPTION

This is arguably the 'prime shop unit' in Ossett, fronting onto Market Place yet part of the always popular Wellgate Shopping Centre. Internally, the property is broadly open plan with rear store/office. Wc and kitchen facilities are provided for.

LOCATION

Occupying a very prominent trading position in the heart of this busy market town, the property is well positioned being the front unit of the Wellgate Shopping Centre and fronting onto Market Place. Ossett is well situated, close to the motorway network with Junction 40 of the M1 just a short drive away.



ACCOMODATION

Shop - 30ft 3in x 24ft 8in = 696 sq ft

Store/Office - 12ft x 8ft 4in = 100 sq ft

Total area = 796 sq ft

LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term to be agreed.

RENTAL

£11,500 per annum

SERVICE CHARGE

A service charge is applicable. Further details upon request.

RATES

We understand from the VOA website that the property has a rateable value of £10,500. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

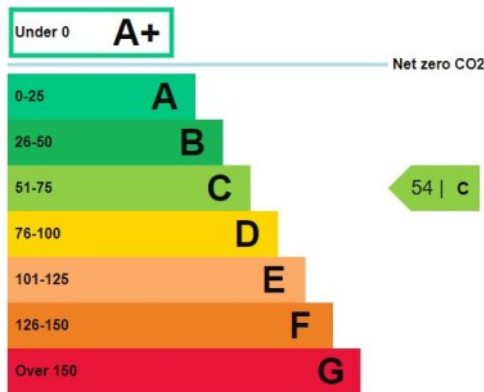
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated August 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.