

ATTRACTIVE RETAIL UNIT TO LET



3 Wellgate Centre, Ossett, WF5 8NS

- 966 sq ft / 89.74 sq m
- £10,500 per annum
- Ground and First Floor
- Located close to J40 of the M1
- Wc and kitchen facilities
- Excellent location



DESCRIPTION

An opportunity to let an attractive, ground and first floor retail unit situated within the popular Wellgate Shopping Arcade.

Wellgate is perfectly situated in the heart of Ossett Town Centre fronting onto Market Place. Nearby traders include Total Travel, Richard Kendalls Estate Agents and Cooplands Bakery.

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

Ground Floor-
25ft x 21ft = 525 sq ft (48.77 sq m)

First Floor-
21ft x 21ft = 441 sq ft (40.9 sq m)

Total gross internal- 966 sq ft
(Includes Wc and kitchenette)

LEASE

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

RENTAL

£10,500 per annum plus VAT

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 £7,400. 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.

EPC

The property is currently awaiting an EPC assessment.



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 February 2024 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.