

TO LET

**Nabarro
McAllister**

Ground Floor - Open-plan premises
suitable for a variety of uses

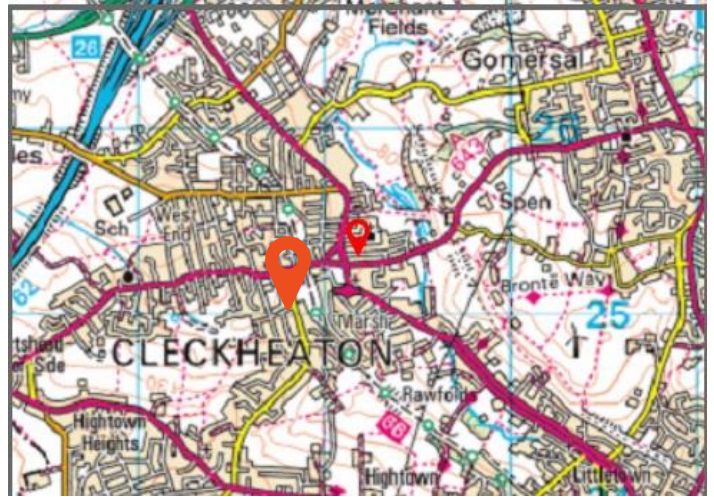
WILLOW HOUSE, ST JOHNS PLACE, CLECKHEATON BD19 3RR



- GROUND FLOOR SHOWROOM/ RESTAURANT
- PART OF NEWLY BUILT STRUCTURE
- SUBSTANTIAL GLAZED FRONTAGE
- OPEN CAR PARK IMMEDIATELY ADJACENT

Offers in the region
of £49,950 pa

WILLOW HOUSE, ST JOHNS PLACE, CLECKHEATON BD19 3RR



LOCATION

The property comprises the ground floor of a 3-storey building which has been recently constructed in the centre of Cleckheaton on St Johns Place just off the A638 in the town centre readily accessible for the M62 motorway.

DESCRIPTION

The property comprises a ground floor of a 3-storey building built in block work with a rendered covering and aluminium and glazed curtain walling under a blue slated pitched roof. 2 car parking spaces will be allocated at the front of the building but there is significant car parking available on the public car park immediately adjacent.

ACCOMMODATION

The accommodation is in a shell finish with mains water three phase electricity and gas

	m ²	ft ²
GROUND FLOOR	214	2300
FIRST FLOOR	214	2300
TOTAL	428	4600

SERVICES

We understand the property benefits from all mains services including three phase electricity. No test of the services has been made. Purchasers should rely on their own investigations.

RATEABLE VALUE

The property has yet to be assessed in 2023 valuation list.

Rateable Value (2013)	Estimated rates payable
£19,250	£9,625

TERMS

The property is offered on a new 5-year lease or multiples of 5 years on effective full repair and insuring terms at an annual rent of £49,950 per annum.

VAT

Our client advises that VAT is chargeable on this transaction. Your legal advisors should verify.

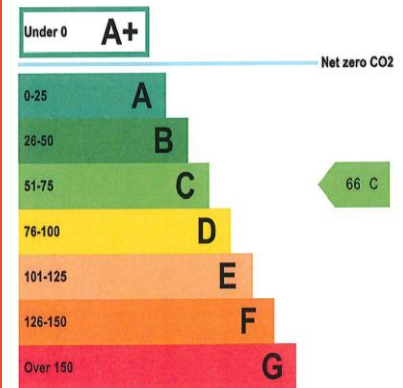
LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Energy rating and score

This property's energy rating is C.



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: JUNE 2024



Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY

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