

bramleys

COMMERCIAL

To Let

**511 Wakefield Road
Liversedge
WF15 6AU**

**Rent £6,000
per annum**



PROMINENT RETAIL PREMISES

42.57m² (458ft²)

- Positioned on the edge of Heckmondwike town centre fronting the A638
- Suitable for a variety of users subject to planning
- On street car parking to front

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DESCRIPTION

Available to let is this retail premises with good frontage onto the busy A638. The property would suit a variety of users, subject to obtaining the correct planning consents. Accommodation comprises of 42.57m² (458ft²) of sales area, with WC facilities. The property benefits from good display frontage with UPVC shop front, on street car parking to the front and its accessible location.

LOCATION

The property is positioned on the edge of Heckmondwike town centre fronting onto the A638 approximately 2 miles from Cleckheaton town centre and in a location which is accessible for all areas of the heavy woollen and Spenn Valley districts including Batley and Dewsbury.

This is a prominent position from a retailing perspective fronting the main A638 and in close proximity to other main road retail premises. There are also a range of dwellinghouses nearby benefiting from accessibility to all local amenities provided within Heckmondwike town centre.



ACCOMMODATION

GROUND FLOOR

42.57m² (458ft²)

Including:

Sales area
Rear sales area
WC facilities

RENT

£6,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed.

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2023/24). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

George Aspinall
George.aspinall@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated for a term of 3 years or multiples of 3 years and be on effective full repairing and insuring terms.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: tbc

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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