

# TO LET PROMINENT RETAIL PREMISES

Eddisons



21 WESTFIELD LANE, SCHOLES, CLECKHEATON, BD19 6DA

£8,500 PER ANNUM

- Prominent location on Westfield Lane (B6120).
- Popular retail parade directly opposite Co-Op.
- Suitable for a variety of uses (STP).
- Takeaway use not permitted.

AVAILABLE SPACE  
55.83m<sup>2</sup> (601sq ft)



## LOCATION

The property is prominently located with frontages to Westfield Lane (B6120) and Foldings Avenue in the popular village of Scholes.

Cleckheaton is approximately 2 miles east and Bradford city centre is approximately 5 miles north. The Walkers Arms and Co-Op are in the immediate area.

## DESCRIPTION

The property comprises of a ground floor retail premises having been a former butchers shop.

The premises benefit from large glazed frontage, rear storage and staff facilities partitioned out.

The unit is suitable for a variety of uses – subject to planning.

The overall approximate size is 601sq.ft.

Externally the property benefits from on street parking.



## RATEABLE VALUE

Description / Shop and Premises

Rateable value / £4,400

## EPC

The property has an Energy Performance Asset rating of E. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available on an internal repairing and insuring basis on terms to be agreed.

Rental - £8,500 per annum.

## LEGAL COSTS

The incoming tenant will be responsible for £500 of the Council's legal fees and will be responsible for their own legal costs incurred in this transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

**SUBJECT TO CONTRACT**  
FILE REF / 731.4463A (174649)

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01274 734 101

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