

# TO LET DOUBLE FRONTED RETAIL UNIT

Eddisons



## 20-22 HOWARD PLACE, BATLEY, WF17 6AB

RENTAL - £5,750

- Residential location.
- Accommodation across two units.
- Close proximity to motorway links.

AVAILABLE SPACE  
69.98m<sup>2</sup> (753sq ft)



## LOCATION

Situated to the south of Batley town centre the property occupies a below street level position, just off Howard Place in a predominantly residential location.

Dewsbury town centre sits approximately 1 mile to the south of the property and motorway links to the M1 and M62 are within a 4½ mile radius.

## DESCRIPTION

A ground floor single storey retail unit with a glazed frontage.

Internally the unit is partitioned into four rooms, the smallest of which are situated to the rear. There are WC facilities located to the rear right hand corner of the unit. Current fit out comprises a combination of tiled/carpeted flooring.

The unit benefits from a small yard to the rear.

| UNIT  | M <sup>2</sup> | SQ FT |
|-------|----------------|-------|
| 20-22 | 69.98          | 753   |



## RATEABLE VALUE

Description / Shop and Premises

Rateable value / £3,850

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

An effective full repairing and insuring lease is offered for a term to be agreed.

Rental - £5,750.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / matthew.jennings@eddisons.com

**SUBJECT TO CONTRACT**

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01274 734101

**Eddisons**

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