

local
properties

buy • sell • let



44 Soothill Lane Batley, WF17 6NR

£550 PCM

*****AVAILABLE NOW ***** Lock up unit currently trading as Takeaway Hot Food. Kitchen area fitted with serving counter. Toilet to the rear. Change of use acceptable to Landlord (subject to local authority permissions). Ideal main road location close to local business parks and industrial units.

Would make ideal Nail Bar, Barber shop, Sandwich shop subject to change of use permissions.
To be Let on minimum 12 months renewable lease. Security Deposit of £1100 to be held by the Landlord.



- Hot Food Takeaway • Available Now • Deposit £1100 • Main Road Location • Change of Use acceptable

Hot Food Takeaway

*****AVAILABLE NOW ***** Lock up unit currently trading with Hot Takeaway Food. Kitchen area fitted with serving counter, food preparation and cooking areas. Toilet to the rear. Change of use acceptable to Landlord (subject to local authority permissions). Ideal main road location close to local business parks and industrial units.

Would make ideal Nail Bar, Barber shop, Sandwich shop subject to change of use permissions.

To be Let on minimum 12 months renewable lease. Security Deposit of £1100 to be held by the Landlord.

Kitchen Area

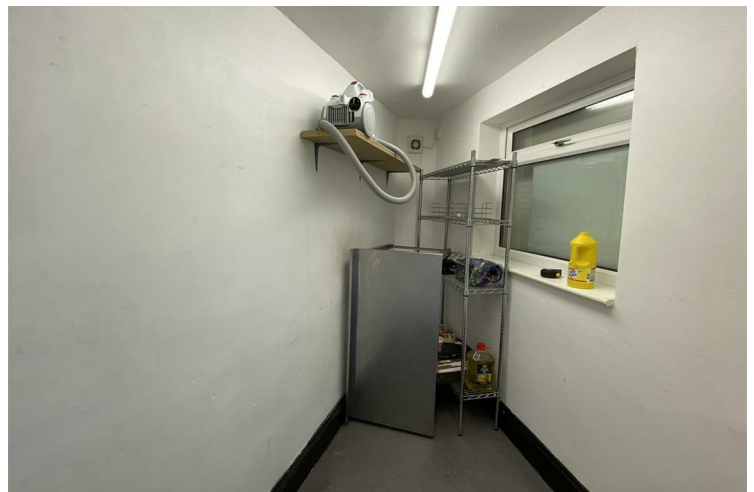
Customer facing serving counter. With Mains Gas & Electric.

Toilet

Staff toilet to rear.

Directions

From Batley town centre proceed down Wellington Street and go straight ahead at the traffic lights onto Station Road. Soothill Lane is the first turning on the left where number 44 will be found on the right hand side, signified by our To Let board.



- Close to Local Business Park • Toilet to rear • Small Business Rates Apply • Mains Gas & Electric supply





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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