

PROMINENT RETAIL UNIT TO LET



18 Commercial Street, Batley, WF17 5HH



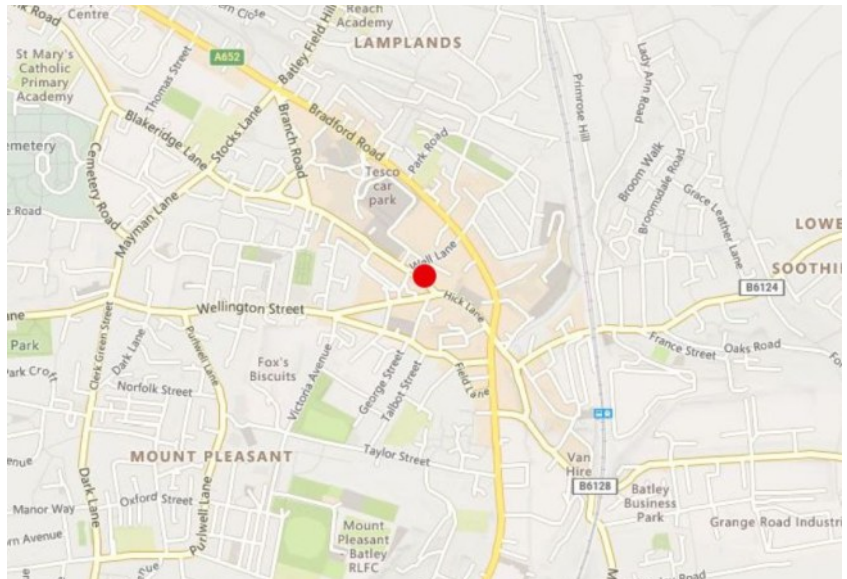
- 1,120 sq ft / 104 sq m
- Ample free car parking available
- Useful upper parts
- Busy town centre trading position
- Ready for immediate occupation
- Convenient for Motorway network

DESCRIPTION

This is a prominently positioned town centre retail unit with a ground floor retail space with a traditional style hardwood shop front. Additional retail space, kitchen and Wc facilities are situated on the first floor along with good storage space on the second floor. The property has fitted carpets, electric heating and a security shutter to the front.

LOCATION

The property occupies an excellent trading position in this popular town. To the front of the premises there is good on street car parking. Batley is a busy town that benefits from having a Tesco supermarket cleverly integrated into it.



ACCOMMODATION

Ground Floor

Left Window Display - 5ft 0in x 4ft 7in = 23 sq ft

Right Window Display - 5ft 0in x 4ft 9in = 24 sq ft

Front Retail Area - 14ft 8in x 14ft 1in = 193 sq ft

Rear Retail Area - 8ft 8in x 14ft 1in = 122 sq ft

Total Ground Floor = 362 sq ft

First Floor

Front Retail/Store - 15ft 7in x 14ft 9in = 230 sq ft

Rear Store/Office - 8ft 10in x 10ft 2in = 90 sq ft

Kitchen - 4ft 5in x 11ft 2in = 49 sq ft

Plus Wc

Total First Floor = 369 sq ft

Second Floor

Store - 15ft 7in x 13ft 8in = 213 sq ft

Store - 13ft 11in x 14ft 0in = 176 sq ft

Total Second Floor = 389 sq ft

Total Net Internal Area = 1,120 sq ft (104.04 sq m)

SUMMARY

RENT	£9,000
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£5,900
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-67

VIEWINGS & FURTHER ENQUIRIES



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were prepared February 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.