

**27 High Street
Heckmondwike
WF16 0JA**

**Rent: £8,400
per annum**



GROUND FLOOR RETAIL PREMISES/OFFICE
49.89m² (537ft²)

- Prominent main road position
- On-site car parking available
- Suitable for a wide range of retail/office uses subject to planning.

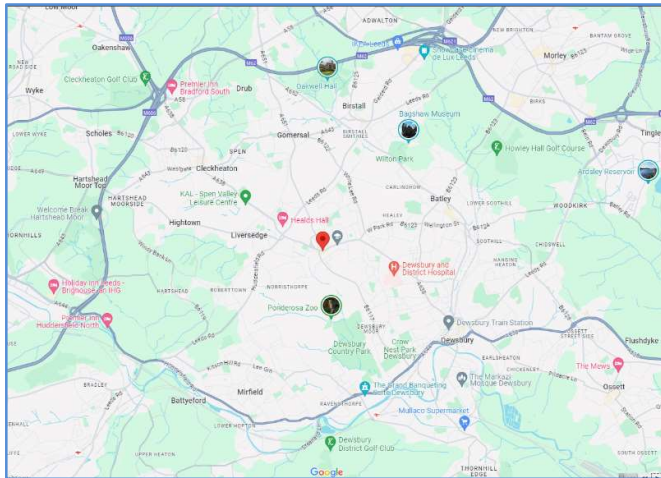
DESCRIPTION

The property comprises the ground floor of this 2 storey commercial building providing ground floor sales accommodation extending to 537ft² with good display frontage.

The property has most recently been used by a professional services provider and would suit the continuation of this use or alternative retail/office uses subject to the tenant's requirements and planning permission.

LOCATION

The property is positioned on the edge of Heckmondwike town centre in a busy main road location with good visibility and benefitting from a high volume of passing vehicular traffic. The property has on-site car parking and is near to on-street and public pay & display car parking.



ACCOMMODATION

GROUND FLOOR

Retail/Office area 49.89m² (537ft²)

RENT

£8,400 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£6,500.

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2024/25). It is recommended that the incoming 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 Wilson

Jonathan.wilson@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS

The incoming 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

bramleys.com/commercial

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 in situ 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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