

**3 Market Street**

Cleckheaton, BD19 3RT

PROMINENT RETAIL UNIT

474 sq ft
(44.04 sq m)

- Town centre location
- Suitable for a variety of uses (STP)



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Summary

Available Size	474 sq ft
Rent	£8,500 per annum
Rates Payable	£2,368.40 per annum This property qualifies for full rate relief
Rateable Value	£6,200
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (97)

Description

The property forms part of a large block property within a popular retail parade. The shop is open plan with excellent display window. Small ancillary accommodation is provided to the rear and on the first floor. To the rear of the unit is a staff car park and a loading/service yard.

Location

The property is situated in Cleckheaton town centre and has a frontage to Market Street. There is a large public car park situated close by the parade and a complimentary mixture of both national and local retailers within the immediate vicinity of the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	258	23.97	Available
1st	216	20.07	Available
Total	474	44.04	

Terms

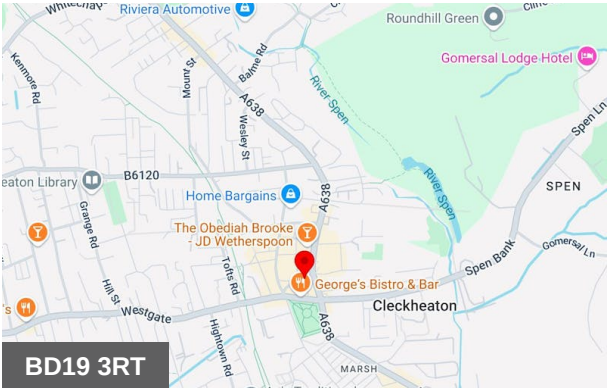
The property is available on the basis of a new effectively full repairing and insuring lease, for a term of years to be agreed at a commencing rental of £8,500 per annum exclusive of business rates, utilities, building insurance, service charge, VAT and all other outgoings.

Planning

We understand the unit has E Class planning consent. Interested parties are advised to check with the Local Authority.

VAT

This property is elected for VAT, therefore VAT is payable on the rent.



Viewing & Further Information

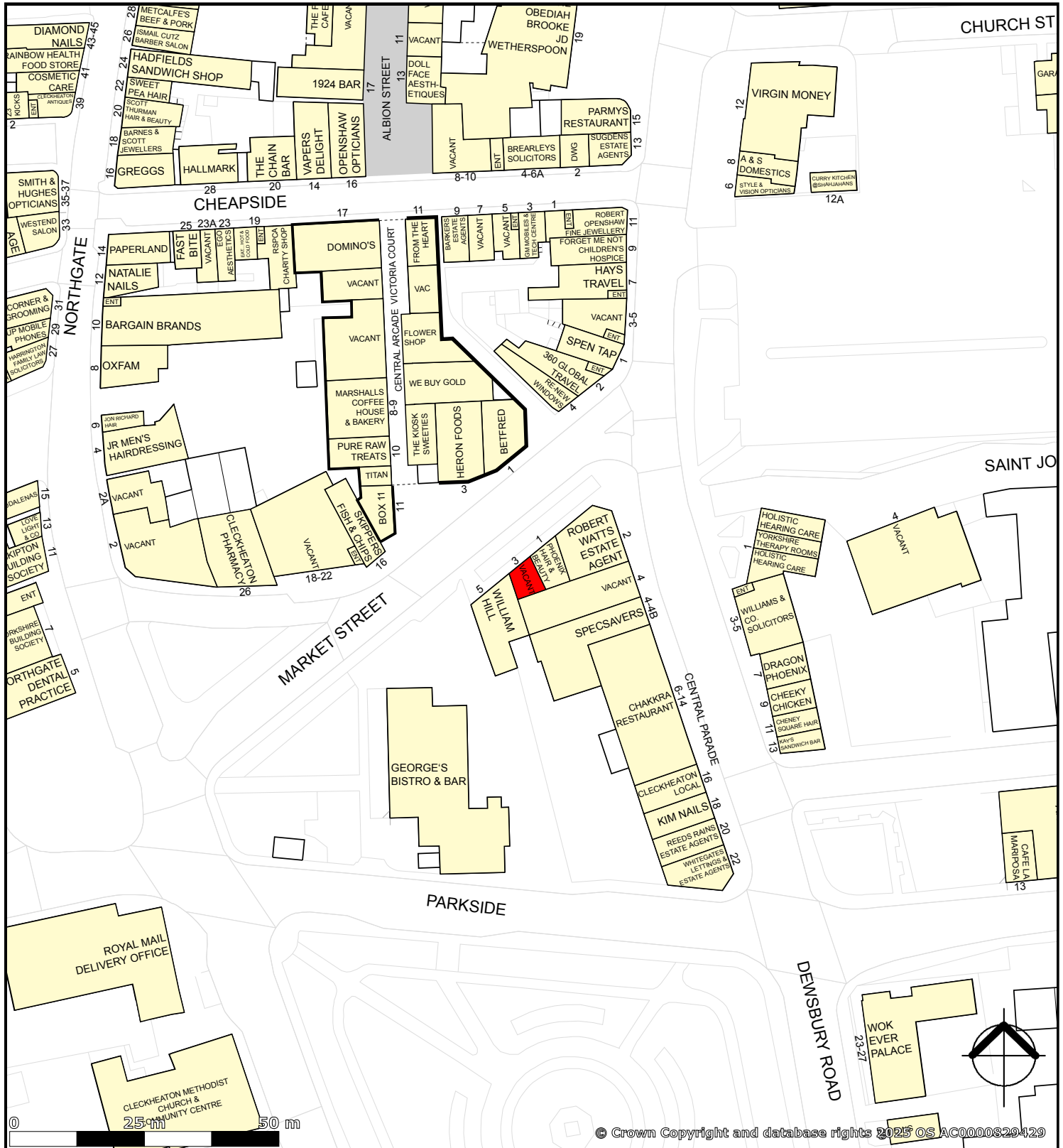


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Plotted Scale - 1:1,000