

# RETAIL UNIT TO LET



1b Painthorpe Lane, Hall Green, Wakefield, WF4 3JU



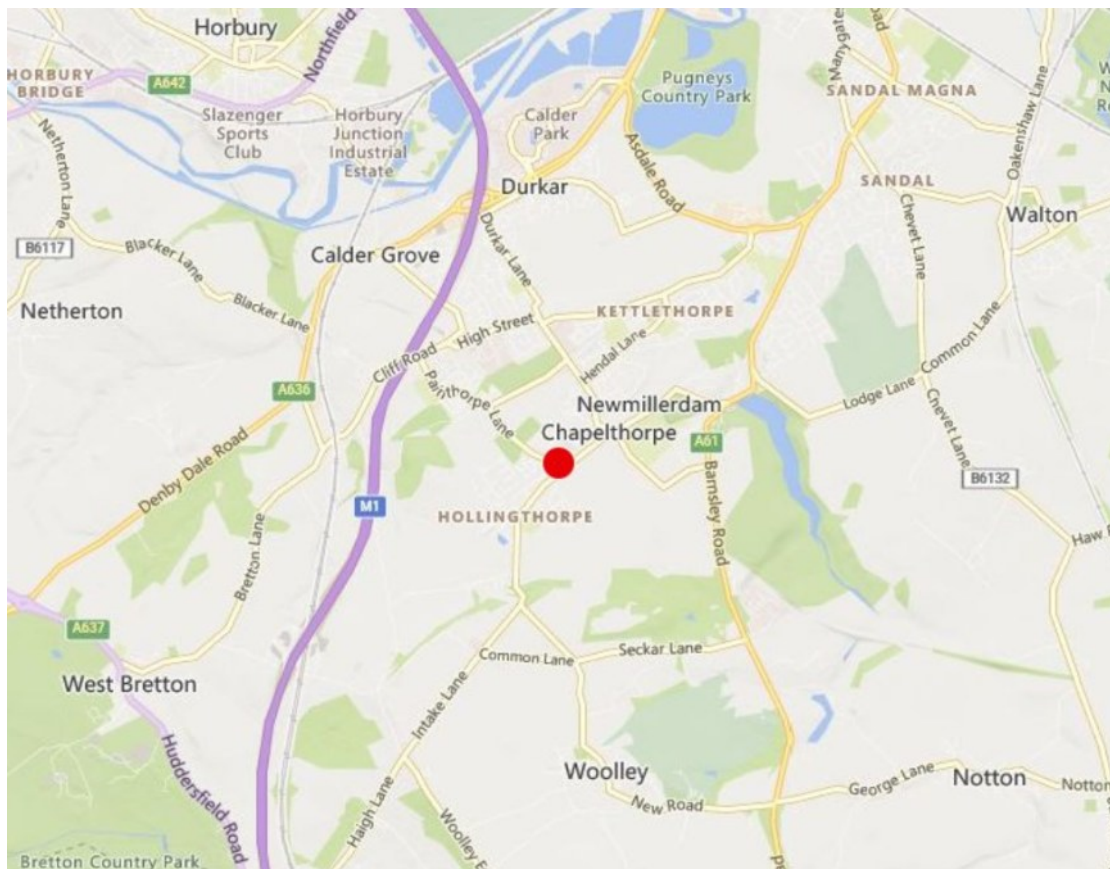
- 556 sq ft (52 sq m)
- Former takeaway
- Ideal for a sandwich shop operator
- Rear storage area
- Excellent car parking available
- Convenient for J39 of the M1 Motorway

## DESCRIPTION

This rectangular shop unit is now offered ready for immediate occupation and would ideally suit a complimentary use to the adjoining estate agency premises and one that will then enhance the locality. The landlord would consider a day time food operation ideally sandwich shop/coffee operator or a similar user.

## LOCATION

The premises are situated in the heart of this popular village, adjoining Home & Manor Estate Agents, In recent times the village has expanded with several major residential developments. Hall Green benefits from being just a short drive from Junction 39 of the M1 Motorway and is convenient for



## ACCOMMODATION

Sales area - 19ft 6in x 18ft = 351 sq ft

Rear store - 8ft 7in x 8ft 6in = 73 sq ft

Prep area - 12ft 11ft = 132 sq ft

Plus Wc

**Total net internal area = 556 sq ft**

SUMMARY

|                             |                                                                           |
|-----------------------------|---------------------------------------------------------------------------|
| RENT                        | £8,500 per annum                                                          |
| LEASE                       | Full Repairing and Insuring basis.                                        |
| RATEABLE VALUE              | £4,950                                                                    |
| SMALL BUSINESS RATES RELIEF | For more information, please contact the local authority on 01977 727121. |
| VAT                         | Applicable.                                                               |
| LEGAL FEES                  | Each party is responsible for their own legal costs.                      |
| EPC                         | D-98                                                                      |

VIEWINGS & FURTHER INFORMATION



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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 created February 2025 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.