

ATTRACTIVE RETAIL UNIT TO LET



525 - 966 SQFT (48.77 - 89.74 SQM)

**3 WELLGATE CENTRE
OSSETT
WF5 8NS**

DESCRIPTION

An opportunity to let an attractive, ground and first floor retail unit situated within the popular Wellgate Shopping Arcade.
Wellgate is perfectly situated in the heart of Ossett Town Centre fronting onto Market Place. Nearby traders include Hays Travel, Cooplands Bakery and TSB Bank.

LOCATION

Occupying a very prominent trading position in the heart of this busy market town, the property is well positioned being in the popular Wellgate Shopping Centre and adjacent to a public car park. Ossett is well situated, close to the motorway network with Junction 40 of the M1 just a short drive away.



ACCOMMODATION

Gross Internal Measurements:

Ground Floor- 25ft x 21ft = 525 sq ft (48.77 sq m)

First Floor- 21ft x 21ft = 441 sq ft (40.9 sq m)

Total gross internal- 966 sq ft (89.74 sq m)

(Includes Wc and kitchenette)

LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed.

RENTAL

£9,500 Per Annum plus VAT

SERVICE CHARGE

A service charge is applicable in the amount of £1,450.00 plus VAT per annum.

VAT

All prices quoted are exclusive of VAT which will be charged at the standard rate where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

RATES

We understand from the VOA website that the current rateable value of the property is £7,400. The rates payable is calculated by applying the current business rates multiplier of 49.7 p. interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATE RELIEF

Subject to eligibility, businesses occupying a property with a rateable value of £12000 and below will receive 100% relief, between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Isobel Smith or Lee Carnley will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D92. A copy of the certificate is available upon request or from our website.



GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. 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.
3. 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.
4. 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.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared July 2020 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.