

To Let

13 Hoyland Road, Kettlethorpe, Wakefield
WF2 7HD



Retail premises

Size: 30.26 sq m (326 sq ft)

- Ground Floor Lock-up Shop
- Within a Busy Residential Location

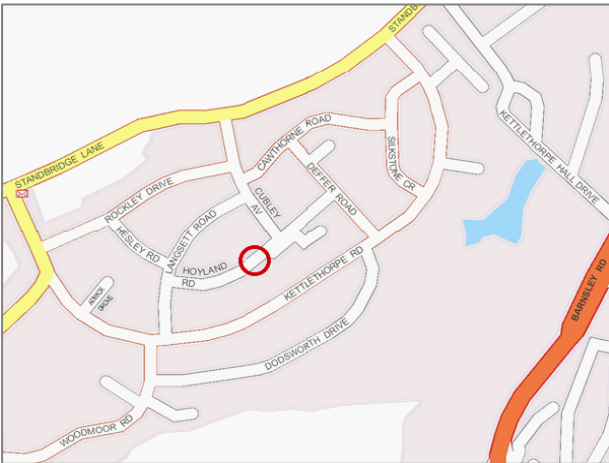
To view this property call
01977 724425

www.wdh.co.uk

Wakefield and District Housing Limited
Registered in England and Wales – Registered No: 4948519
Registered Office: Wakefield and District Housing Limited,
Merefield House, Whistler Drive, Castleford WF10 5HX
Registered Charity No: 1107623
Chief Executive: Kevin Dodd

Location

The premises are located on Hoyland Road approximately half a mile distance from the main road (B6378) within a predominately residential area.



Description

The premises comprise of a mid terrace ground floor retail unit, which is one of a parade totalling six shops. Constructed from coursed brickwork with separate residential accommodation above (not included within the lease demise area). The property has a good size shop frontage display area.

Accommodation

The accommodation is measured on a net internal basis as follows:

	sq m	sq ft
Sales Area	17.09	184
Rear Storage	9.50	102
External Storage	3.67	40
Net Internal Area	30.26	326

Rateable value

We are verbally informed by the Local Rating Authority the property is assessed, in the 2010 Rating List, as follows:

Shop and Premises - £1,425 Rateable value.

The Uniform Business Rates for 2011/2012 is 43.3p in the £. Small business uses may be eligible to further relief.

Vat

VAT is not chargeable.

Terms

The unit is available by way of a new lease agreement. Offers are invited in the region of £2,000 per annum.

Legal costs

The tenant will be responsible for the Company's legal and third party valuation costs in connection with the preparation of the lease.

Viewing

Contact 01977 724425 to arrange a viewing of this premises.

Subject To Contract

Important Notice:

- (i) The particulars are a general outline only for the guidance of intending purchaser or lessees and do not constitute an offer.
- (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness.
- (iii) None of the building's services or service installations have been tested and are not warranted to be in working order.
- (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT.