

To Let

1 Highfield Centre, Hemsworth
WF9 4SH



Retail premises

Size: **53.11** sq m (**572**) sq ft

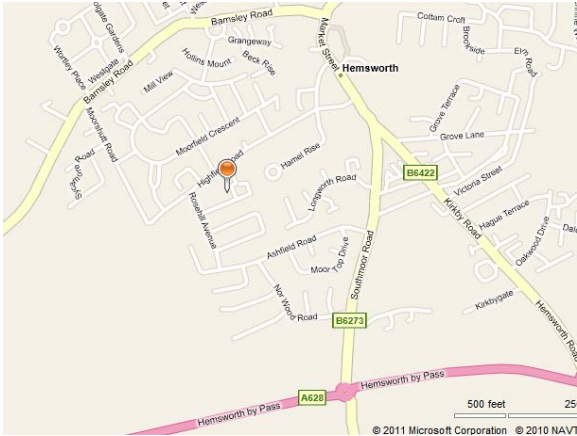
- Ground Floor Lock-up Shop
- Within a Busy Residential Location

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



Description

An end unit previously used as a Fish and Chip shop on a parade of similar properties.

The property has separate living accommodation above which is not included with the lease.

Accommodation

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

	sq m	sq ft
Sales Area		
Net Internal Area	53.11	572

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 - £2,025 RV

The Uniform Business Rates for 2012/2013 is 45.8p 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. The rent is £4,950 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.