

To Let

31/33 Hoyland Road, Kettlethorpe, Wakefield
WF2 7HD



Retail premises

Size: 49.91 sq m (537 sq ft)

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

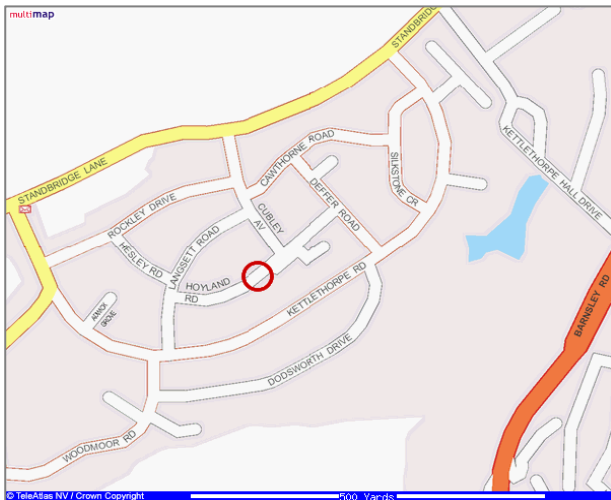
To view this property call
01977 724425

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 an end terrace ground floor retail unit, forming 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	49.91	537
Net Internal Area	49.91	537

Rateable value

The Local Rating Authority verbally informs us that the property is assessed in the 2010 Rating List as follows:

Shop and Premises - £3,450 Rateable value.

The Uniform Business Rates for 2010/2011 is 41.4p 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 £4250 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.