

# To Let

3 Heeley Road, Kettlethorpe, Wakefield  
WF2 7PL



## Retail premises

Size: 49.25sq m (530sq ft)

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

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To view this property call  
**01977 724425**

[www.wdh.co.uk](http://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

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## Location

The premises are located on Heeley Road just over half a mile distance from the main road Standbridge Lane (B6378), off Hendlal Lane, within a predominately residential area.



## Description

The premises comprise of a semi-detached ground floor retail unit, 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	32.19	346
<b>Net Internal Area</b>	<b>49.25</b>	<b>530</b>

Zoning	sq m	sq ft
Retail Zone A	32.19	346
Retail Zone B/2	0.58	6
<b>In Terms of Zone A</b>	<b>32.77</b>	<b>352</b>

## Rateable value

The property was assessed by the Local Rating Authority, in April 2010, as follows:

Shop and Premises - £4,000 RV

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 on terms to be negotiated, at a rental guide of £3500 dependant upon term length and covenant strength.

## 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.
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