

To Let

**40a Wentbridge Road, Purston, Featherstone,
WF7 5DZ**



Retail premises

Size: 36.01 sq m (387.54 sq ft)

- Single Storey Shop
- Within a 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 Wentbridge Road, Purston which is situated in a predominately residential location close to Featherstone.

Description

The premises comprise of end-terrace single storey retail unit adjoining residential accommodation. Constructed from brickwork with a pitched tiled roof. The property has a good size shop frontage and has been fitted out as a hairdressers.



Accommodation

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

	sq m	(sq ft)
Sales Area	36.01	387.54
W.C	2.05	22.06
Net Internal Area	38.06	409.60

Rateable value

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

Shop and Premises - £1,625 RV

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. The rent is £3,000 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.