

# To Let

**5/7 Barden Road, Eastmoor, Wakefield WF1 4HP**



## Retail premises

Size: 52.48 sq m (565 sq ft)

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

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To view this property call  
**01977 724425**

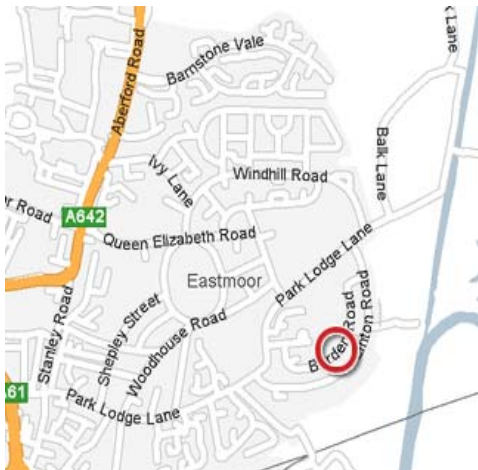
[www.wdh.co.uk](http://www.wdh.co.uk)

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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 the edge of Eastmoor, which is situated 2 miles East of Wakefield City Centre.



## Description

The premises comprise of a semi-detached double ground floor retail unit with separate residential accommodation above (not included within the lease demise area).

## Accommodation

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

	sq m	(sq ft)
Sales Area	45.47	492
Store/kitchen	7.01	75
<b>Net Internal Area</b>	<b>52.48</b>	<b>565</b>

## Rateable value

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

Shop and Premises - £4,400 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 £4,500 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.