

# To Let

**64 Thirlmere Road, Flanshaw, Wakefield, WF2 9ER**



## Retail premises

Size: 55.24 m<sup>2</sup> (595 sq ft)

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

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To view this property call  
**01977 724425**

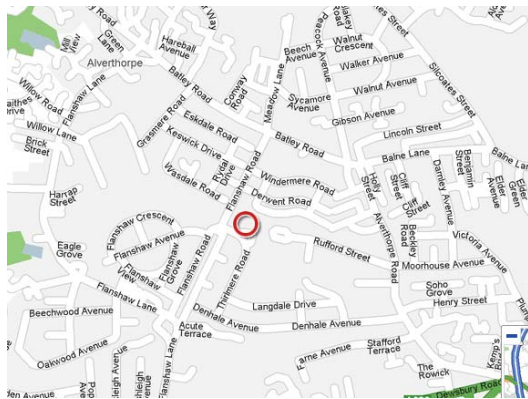
[www.wdh.co.uk](http://www.wdh.co.uk)

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## Location

The premises are located on Thirlmere Road, which is situated on the Flanshaw Estate within 3 miles of Wakefield City Centre.



## Description

The premises comprise of an end-terrace ground floor retail unit, which is one of a parade totalling 8 shops. Constructed from coursed brickwork with separate residential accommodation above (not included within the lease demise area). The property has a good sized double frontage shop display area.

## Accommodation

The accommodation is measured on a net internal basis:

	sq m	(sq ft)
<b>Net Internal Area</b>	55.24	595
Sales	43	463
Storage	12.24	132

## Rateable value

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

Shop and Premises - £4,650 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. The rent is £4,350 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.