

To Let

84 Thirlmere Road, Flanshaw
WF2 9ER



Retail premises

Size: 70.45 m² (758 sq ft)

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

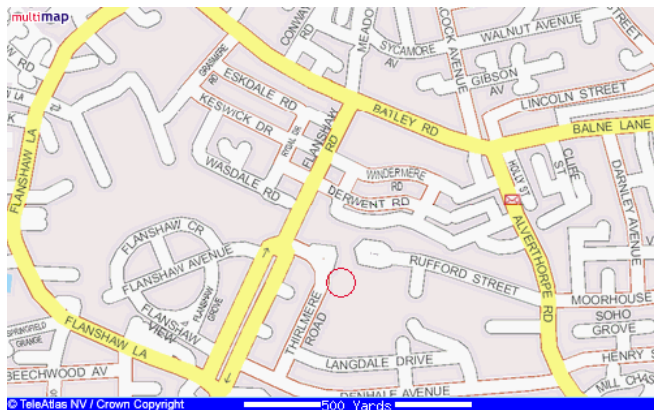
To view this property call
01977 724425

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 Thirlmere Road within a predominately residential area approximately 2 miles distance from Wakefield City Centre.



Description

The premises comprise of an end terrace ground floor retail unit, forming part of 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 with the benefit of motorised roller shutters.

Accommodation

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

Sales Area	61.46	662
Storage	8.99	96
Net Internal Area	70.45	758

Rateable value

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

Shop and Premises - £4,800 RV

The Uniform Business Rates for 2012/2013 is 45.8p in the £ Small business's may be eligible to further relief.

Vat

VAT is not chargeable.

Terms

The unit is available by way of a lease assignment. Rent is £4700 per annum. Fixtures and fittings may be available by separate negotiation.

Legal costs

The tenant will be responsible for the Company's legal 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.