

# To Let

32 Aire Street, Knottingley, WF11 9AT



## Retail premises

Size: 53.37 Sq m (574 sq ft)

- Ground Floor Lock-up Shop
- Integral Garage

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To view this property call  
**01977 724425**

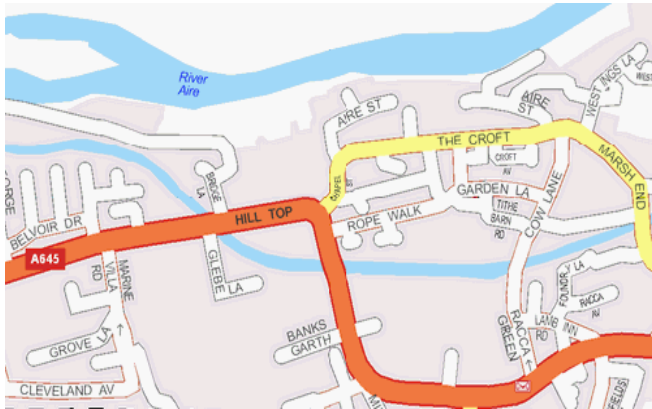
[www.wdh.co.uk](http://www.wdh.co.uk)

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## Location

The premises are located on Aire Street in a predominately residential area.



## Description

The premises comprise of an end terrace ground floor retail unit, which is one of a parade of four 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 display area.

## Accommodation

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

	sq m	(sq ft)
Sales Area	23.31	240
Store	14.66	158
Garage	16.40	177
<b>Net Internal Area</b>	<b>53.37</b>	<b>574</b>

## Rateable value

We are verbally informed by the Local Rating Authority the property is assessed, in the 2010 Rating List, as follows:

Shop and Premises - £1,000 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. The rent is £1700 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.