



**35 HIGH STREET  
HECKMONDWIKE, WF16 0JA**



**TO LET**

**Prominent Ground Floor Retail Unit  
With Planning Consent for A5 – Take-Away Use**

**RENT - £8,500 Per Annum Exclusive**

# 35 HIGH STREET, HECKMONDWIKE, WF16 0JA

## LOCATION

The property occupies a prominent position fronting High Street, on the northern periphery of Heckmondwike Town Centre. High Street is a busy thoroughfare providing access to Batley, Cleckheaton, Dewsbury and beyond. Surrounding occupiers include Safe & Sound Insurance Centre, Essential Beauty and High Street Fisheries etc.

## DESCRIPTION

The property forms part of a purpose built 2-storey building with ground floor retail units and first floor offices.

The subject property consists of a ground floor retail unit last utilised as a Chinese hot food take-away.

The property has an aluminium shop front and offers open plan kitchen/retail sales area with serving counter. To the rear is a small store room and single staff WC facility.

## ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal floor areas and dimensions:-

Gross Frontage            5.08 metres            (16' 8")

### Ground Floor

Kitchen/Sales Area        41.02 sq. m.            (442 sq. ft.)

Rear Store                    4.55 sq. m.            (45 sq. ft.)

WC                                —                                —

**Approximate Total Net  
Internal Floor Area        45.57 sq. m.            (491 sq. ft.)**

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:                    Shop & Premises  
Rateable Value:                £4,800

The Uniform Business Rate for 2015/2016 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

## RENT

£8,500 per annum exclusive

## FIXTURES & FITTINGS

Existing fixtures and fittings to include gas hob, deep fat fryer, freezers and fridges etc. are available by way of separate negotiation.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for the property is:-

E                                -                                101

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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