



**89-91 Market Place  
Heckmondwike, WF16 0EZ**



**FOR SALE**

**Two Independent Town Centre Retail Units  
43.63 sqm (470 sqft)  
Available with Full Vacant Possession**

**PRICE: Offers in Excess of £100,000**



**CHARTERED SURVEYORS &  
COMMERCIAL PROPERTY CONSULTANTS**

# 89-91 Market Place, Heckmondwike, WF16 0EZ

## LOCATION

The property is situated in the Centre of Heckmondwike and forms part of a small parade of retail units with main road frontage to Market Place and within close proximity of the pedestrianised gateway to the Morrisons Supermarket. Nearby occupiers include Market Fisheries, Store 21 and Superdrug.

## DESCRIPTION

The property comprises part of a 2-storey block and consists of 2 independent retail units known as 89 and 91 Market Place, Heckmondwike.

No 89 was previously occupied by a jewellers and consists of a ground floor retail unit with upper floor stores. 91 Market Place was last occupied by The Egg Box trading as a sandwich shop and has a traditional retail/sales area with small kitchenette and WC facilities to the rear.

## ACCOMMODATION

### 89 Market Place

#### Ground Floor

Gross Frontage	3.53 m	(12 ft)
Shop Depth	4.76 m	(16 ft)
Retail/Sales Area	9.50 sqm	(102 sqft)

#### First Floor

Stores	14.67 sqm	(158 sqft)
WC Facilities	---	---

### 91 Market Place

Gross Frontage	3.93 m	(13 ft)
Shop Depth	4.75 m	(16 ft)
Retail/Sales Area	13.12 sqm	(142 sqft)
Kitchen/Prep Area	6.34 sqm	(68 sqft)

WC Facilities	---	---
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<b>Approximate Total Net Internal Floor Area</b>	<b>43.63 sqm</b>	<b>(470 sqft)</b>
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## SERVICES

The property benefits from the provision of the majority of mains services to include electric, water and mains drainage. No gas is currently supplied although each of the units are independently metered.

**Please Note:** None of these services have been tested and prospective purchasers are advised to make their own enquiries as to their suitability.

## RATING ASSESSMENT

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

### 89 Market Place

Description:	Shop and Premises
Rateable Value:	£2,050

### 91 Market Place

Description:	Shop and Premises
Rateable Value:	£3,700

The Uniform Business Rate for 2017/2018 is 47.9 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.

## TENURE

The freehold interest in the property is offered for sale with full vacant possession.

## PRICE

Offers in Excess of £100,000 subject to contract for the freehold interest.

## 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 Certificate (EPC) ratings for the premises are:-

No 89	-	G - 177
No 91	-	B - 50

## VIEWING

Strictly by prior appointment with the sole selling 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)**

(February 2017 – Amended November 2017 – 5646 / SPI)

**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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