



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



TO LET

**Prominent Ground Floor Retail Unit
Suitable for a Variety of Uses Subject to Planning Consent**

RENT: £8,500 Per Annum Exclusive

25 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 and Essential Beauty.

DESCRIPTION

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

The subject property consists of a ground floor retail unit which was last utilised as a Thai take-away.

The property has a flush aluminium single glazed shop front with single doorway to one side and offers an open plan retail/sales area complete with serving counter, individual ladies and gents WC facilities and rear store-room/kitchen.

ACCOMMODATION

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

Gross Internal Frontage	4.98 metres	(16'0")
Shop Depth	10.06 metres	(33' 0")

Ground Floor

Retail/Sales Area	28.58 sq. m.	(308 sq. ft.)
Kitchen	14.30 sq. m.	(154 sq. ft.)
WC Facilities	—	—
Approx. Total Net Internal Floor Area	42.88 sq. m.	(462 sq. ft.)

RATING ASSESSMENT

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

Description: Shop and Premises

Rateable Value: £6,200

The Uniform Business Rate for 2023/2024 is 51.2 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. A service charge will be charged for the upkeep of the communal areas – further details upon request.

RENTAL

£8,500 per annum exclusive – subject to lease.

VAT

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

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

C - 59

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: 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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