

**1 Market Street**

Cleckheaton, BD19 3RT

PROMINENT RETAIL UNIT**729 sq ft**

(67.73 sq m)

- Town centre location
- Suitable for a variety of uses (STP)



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Summary

Available Size	729 sq ft
Rent	£10,000 per annum
Rateable Value	£8,600 This property benefits from full business rate relief
VAT	Applicable
EPC Rating	D (92)

Description

The property forms part of a large block property within a popular retail parade. The shop is open plan with excellent display window. Small ancillary accommodation is provided to the rear and on the first floor. To the rear of the unit is a staff car park and a loading/service yard.

Location

The property is situated in Cleckheaton town centre and has a frontage to Market Street. There is a large public car park situated close by the parade and a complimentary mixture of both national and local retailers within the immediate vicinity of the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	362	33.63
1st	367	34.10
Total	729	67.73

Terms

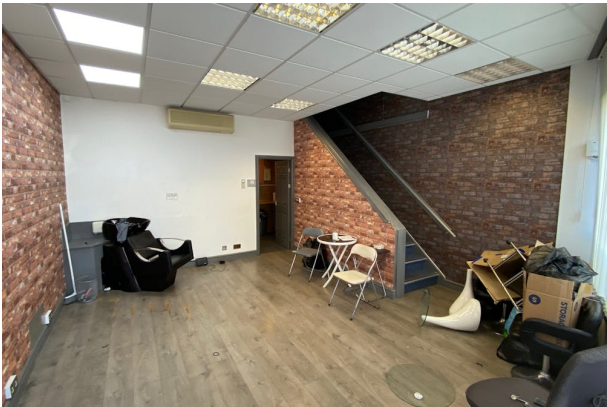
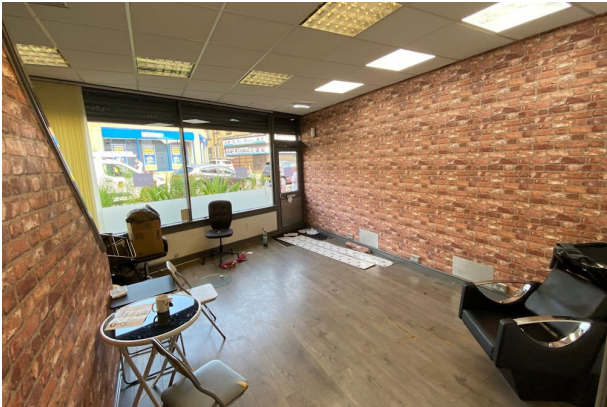
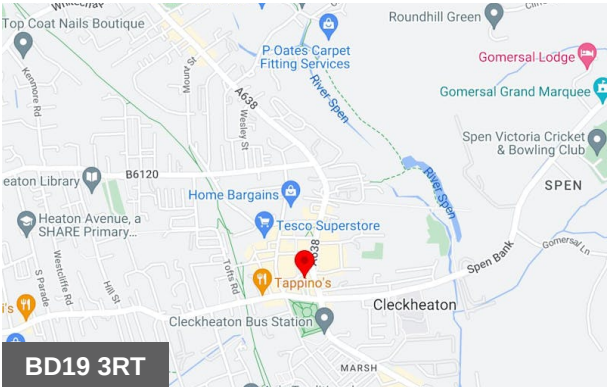
The property is available on the basis of a new effectively full repairing and insuring lease, for a term of years to be agreed at a commencing rental of £10,000 per annum exclusive of business rates, utilities, building insurance, service charge, VAT and all other outgoings.

Planning

We understand the unit has E Class planning consent. Interested parties are advised to check with the Local Authority.

VAT

This property is elected for VAT, therefore VAT is payable on the rent.

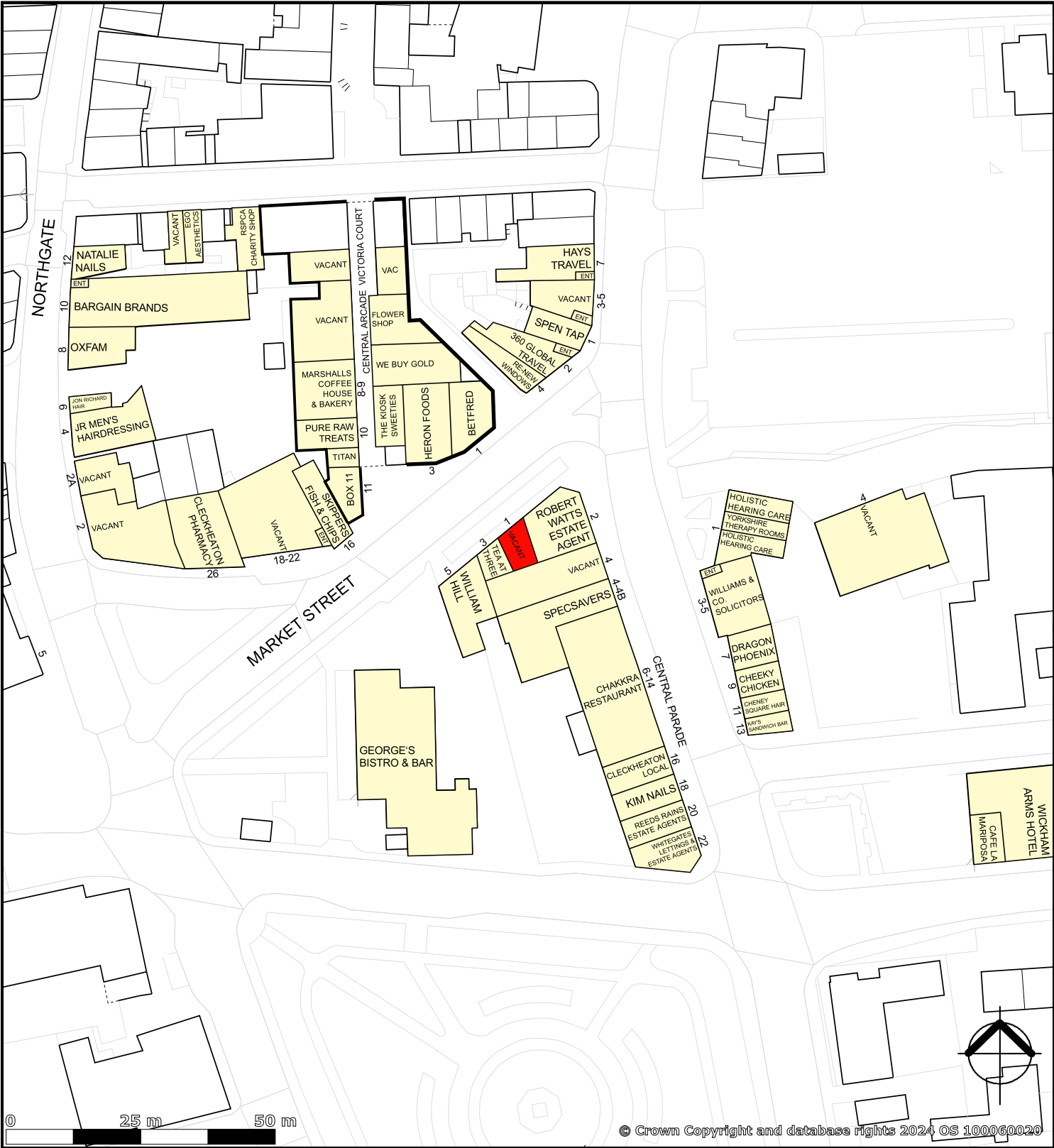


Viewing & Further Information

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