

4 Northgate Centre

Heckmondwike, WF16 9RL



TO LET

1,494 SQ FT
(138.80 SQ M)

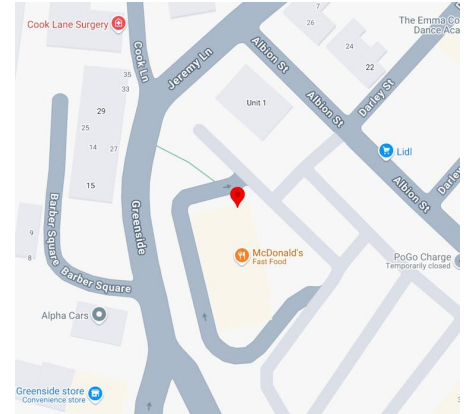
£37,500 PER ANNUM

Quick Service Restaurant Unit To Let

- Adjacent to McDonalds & Lidl
- Outside Seating Area
- Free Onsite Parking
- Fully Fitted Former Café

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Summary

Available Size	1,494 sq ft / 138.80 sq m
Rent	£37,500 per annum
Rates Payable	£28,582.50 per annum Interested parties are advised to make their own enquires with the Local Authority to verify this information.
Service Charge	£1,654 per annum
EPC	B (32)

Location

Heckmondwike is a market town in West Yorkshire, approximately 9 miles south-west of Leeds and 8 miles north-west of Huddersfield. The town has an estimated residential population of 28,000 people. The Northgate Retail Centre is located within the heart of the town Centre, close to the primary high street and adjacent to the bus interchange. The scheme comprises 10 retail units, a drive-thru McDonald's, Poundstretcher, and a Lidl Supermarket. It is also served by free on site parking (circa 200 spaces).

The property is located at the entrance to the car park and directly adjacent to McDonalds

Description

The property comprises a single storey purpose built QSR unit with glazed shopfront and and full height glazed corner detail. There is a paved terrace to the front suitable for outside seating. The property is a fully fitted former cafe with WC's and with the benefit of a 3 phase power supply.

Accommodation

The property comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Sales	1,109.39	103.07
Store	266.56	24.76
WC's	117.54	10.92
Total	1,493.49	138.75

Terms

The premises are available by way of a new lease or assignment. The existing lease is for a term of 15 years from 18/5/20 expiring 17/5/35 subject to a tenant's option to break as at 18/5/30. The current rent passing is £37,500 pax.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

Viewings

Strictly by appointment with the sole agents



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