



6-14 Central Parade

Cleckheaton, BD19 3RU

PROMINENT BAR/RESTAURANT PREMISES

4,414 sq ft
(410.07 sq m)

- Suitable for various uses (STP)
- Busy road and pedestrian frontage
- Town centre location
- Fitted out restaurant



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Summary

Available Size	4,414 sq ft
Rates Payable	£22,704.50 per annum
Rateable Value	£45,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

The property forms part of a large block property within a popular retail parade. The ground floor provides a seating area, bar and kitchen facilities. The first floor offers toilets and storage/office space. To the rear of the unit is a staff car park and a loading/service yard.

Location

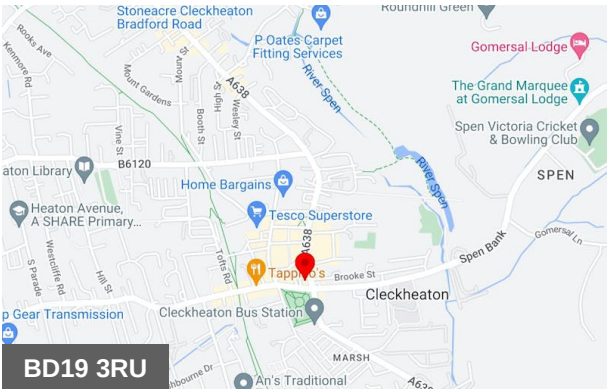
The property is situated in Cleckheaton town centre and has a frontage to Dewsbury Road (A638). There is a large public car park situated almost opposite to the parade and a complimentary mixture of both national and local retailers within the immediate vicinity of the property.

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. Rent on application which is 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.



Viewing & Further Information



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