

SMC
Brownill
Vickers

To Let

To Let
Retail Premises
Ground Floor
(First Floor)
17 sq m (905 sq ft)
0114 290 3300
smcbrownillvickers.com

KNOTTINGLEY BATHROOM
& TILE STUDIO
TEL: 01977 670393

KNOTTINGLEY
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BATHROOM
& TILE STUDIO

Corner retail premises located within a busy
neighbourhood retail parade in Knottingley, West
Yorkshire

£11,750 per annum

17 The Arcade, Hilltop, Knottingley, WF11 8EA

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Corner retail premises over ground and 1st floor
- Located on a busy retail parade in Knottingley, West Yorkshire
- Most recently used as a bathroom showroom, although suitable for a variety of retail uses (STP)
- Small business rate relief should apply for an incoming tenant
- Available on a new lease



Description

The subject property comprises the end corner ground and first floor retail premises within a purpose built retail parade. Internally there is a ground floor sales area, leading to a rear staircase to a first floor storage area. The property benefits from two WC's to the rear of the ground floor. Externally there is a front shared parking area and access road.

Location

The property is located on Hilltop in Knottingley, West Yorkshire, located approximately one mile east of the A1 (M). The property is part of the retail parade, known as The Arcade, which includes a variety of retailers including a barbers, cafe, various takeaways, Betfred, Post Office, etc. Hilltop is a busy retailing hub with Morrisons and Lidl within close proximity to the subject property.

Accommodation

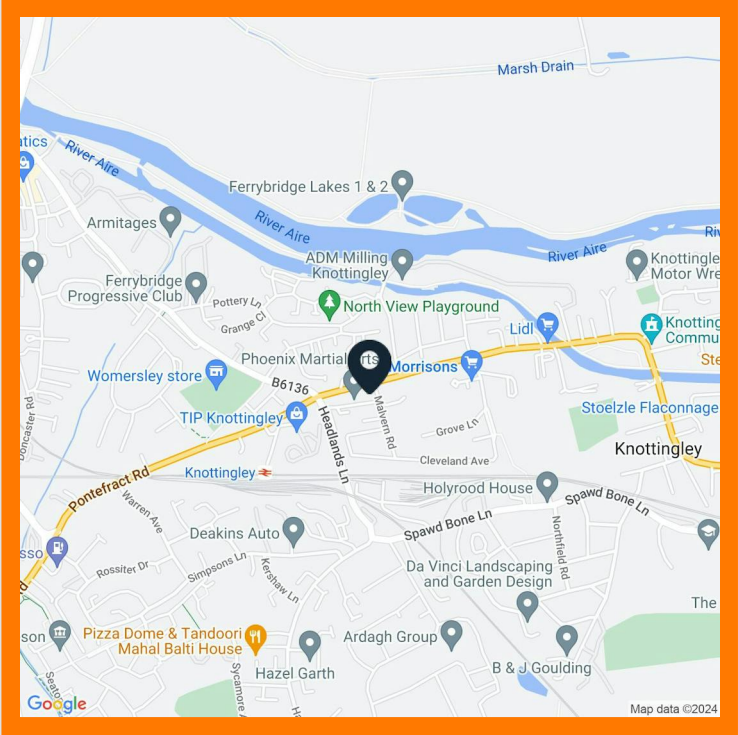
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	710	65.96
1st	700	65.03
Total	1,410	130.99

Rateable Value

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: 17, The Arcade, Hill Top, Knottingley, West Yorkshire, WF11 8EA
Description: Shop and



premises
Rateable Value: £8,300

Small Business Rates relief should be available to applicable parties, although we would advise prospective parties to verify the matter with the local rating office.

Lease Terms

The property is available to let by way of a new lease on terms to be agreed.

Rent

£11,750 per annum. We are informed VAT is NOT payable on the rent.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Business Rates

Further information is available upon request.

Energy Performance Certificate

C (87)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information
Francois Neyerlin
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