



**95-99 Market Place
Heckmondwike, WF16 0HB**



TO LET

**(On a New Lease - Subject to Vacant Possession)
Substantial Retail Premises of Approx. 602.66 sqm (6,487 sqft)
With Large Basement Store and First Floor Offices**

RENT: £45,000 Per Annum (Plus VAT)

95-99 Market Place, Heckmondwike, WF16 0HB

LOCATION

The property occupies a central position at the junction of Market Place and Blanket Hall Street in Heckmondwike Town Centre. Nearby occupiers include Fulton's Frozen Foods, Superdrug, HSBC Bank, Bradford & Bingley etc.

Immediately to the side of the property on Blanket Hall Street is Heckmondwike Market and to the rear there is a substantial Morrison Supermarket with associated car park, petrol filling station etc. Other occupiers in Heckmondwike include Lidl, Coop Travel, McDonalds Restaurants etc.

PROPERTY

The property comprises a substantial retail unit with sales area arranged at ground floor level, with good basement storage and first floor staff and office accommodation. Loading is from Blanket Hall Street.

ACCOMMODATION

The property has the following principle dimensions and approximate net internal floor areas:-

| | | |
|------------------------|------------|--------------|
| Gross Frontage | 11.73 m | (38'6") |
| Internal Width (front) | 11.56 m | (37'11") |
| Internal Width (rear) | 19.51 m | (64'0") |
| Shop Depth | 30.56 m | (100'3") |
| <u>Ground Floor</u> | | |
| Total Area | 602.66 sqm | (6,487 sqft) |
| <u>Basement</u> | | |
| Store | 380.90 sqm | (4,100 sqft) |
| <u>First Floor</u> | | |
| Staff/Offices etc | 98.11 sqm | (1,056 sqft) |

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£45,000 per annum exclusive plus VAT.

The property is offered, subject to Vacant Possession being obtained

VAT

The property is registered for VAT and VAT will be chargeable at the appropriate rate.

RATING ASSESSMENT

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

Description: Shop and Premises
Rateable Value: £31,250

The Uniform Business Rate for 2016/2017 is 49.7 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.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned

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

(March 2017 – MAJB/3826)

SUBJECT TO CONTRACT



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.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049