



**Unit 5 Jail Yard Parade
Rothwell, Leeds
LS26 0AF**



TO LET

**Town Centre Retail Unit
Of 61.31 sqm (660 sqft)
Plus First Floor Stores of 56.87 sqm (612 sqft)**

RENTAL: £25,000 Per Annum Exclusive

Unit 5 Jail Yard Parade, Rothwell, Leeds, LS26 0AF

LOCATION

The property forms part of Jail Yard Parade, a parade of 10 retail units located in the Centre of Rothwell. The parade is situated next to Morrison Supermarket and the main Town Centre car park. The property is located adjacent to Subway and Card Factory.

DESCRIPTION

The property consists of a ground floor retail unit along with first floor stores and has been finished to shell specification ready for tenant's fitout. The property may be suitable for alternative uses, subject to planning consent being obtained.

ACCOMMODATION

According to our measurements taken on site, the property benefits from the following approximate net internal floor areas:-

Ground Floor

Sales	57.67 sqm	(621 sqft)
Kitchenette	3.64 sqm	(39 sqft)
WC Facilities	----	----

First Floor

Stores	56.87 sqm	(612 sqft)
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RATING ASSESSMENT

We understand the property to be assessed for Uniform Business rates as follows:-

Description:	Shop and Premises
Rateable Value:	£14,000

The Uniform Business Rate for 2018/2019 is 49.3 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.

LEASE

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL

£25,000 per annum exclusive.

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:

C - 70

VIEWING

Strictly by prior appointment with the joint letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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Mason Partners – Tel: 0151 227 1008

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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.

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