

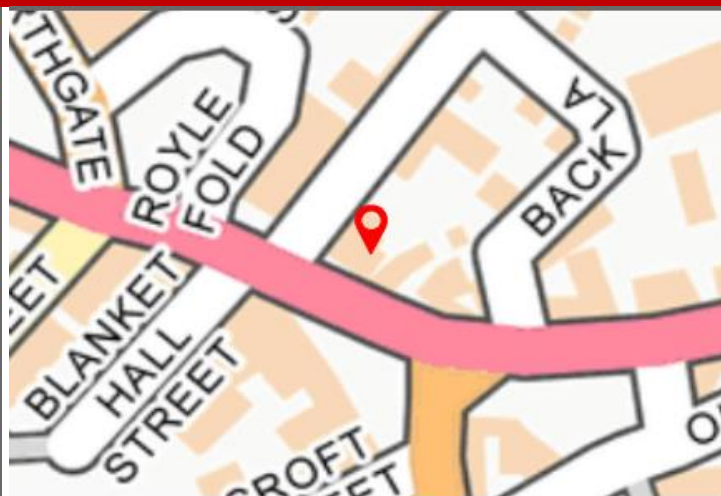
## GROUND FLOOR SHOP

65 SQM (677 SQFT)



**66 MARKET PLACE  
HECKMONDWIKE  
WF16 0HX**

- TOWN CENTRE LOCATION
- CENTRAL HECKMONDWIKE
- SELF CONTAINED GROUND FLOOR SHOP



### LOCATION

The property occupies a main road position in the centre of the town of Heckmondwike. Nearby occupiers include Greggs, Superdrug and Betfred.

### DESCRIPTION

The available space comprises a ground floor retail unit with additional basement storage. The building is of traditional construction with walls faced externally in stone under a blue slated pitched roof.

### ACCOMMODATION

	SQ M	SQ FT
Basement/storage	63	682
Ground Floor Sales	65	677
WC	-	-

### SERVICES

The property benefits from mains water, drainage and electric. None of the services have been tested.

### RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
SHOP & PREMISES	£10,500	£5,250

### PLANNING

The property has latterly been used as an opticians and we believe the property falls into A1 Retail Use Class. Prospective tenants should make their own enquiries with regard to any required change of use.

### RENTAL

£13,000 per annum exclusive.

### TENURE

Available by way of an effective new full repairing and insuring lease for a term of 5 years or multiples of 5 years.

### ADDITIONAL ACCOMMODATION

There is additional space at first floor and second floor level which could be available in addition by negotiation.

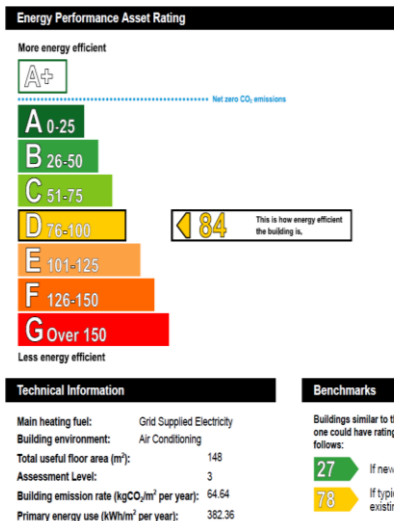
### VAT

Our client has advised that Value Added Taxation is not applicable on this transaction.

### LEGAL COSTS

The tenant is to be responsible for the landlord's legal costs in preparation of the lease.

### EPC



### ENQUIRIES

Nabarro McAllister  
Email: [info@nabarro-mcallister.co.uk](mailto:info@nabarro-mcallister.co.uk)

Tel: 0113 266 7666

REF:  
**SUBJECT TO CONTRACT**  
May 2020

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.