

upon the instructions of Wharfedale Finance Company

TO LET

Retail unit/showroom with useful workshop

29 STATION ROAD
OSSETT
WF5 8AY



4,018 ft² (373.31 m²)

- **Prominent position close to pedestrian precinct**
- **Convenient access for Wakefield city centre and the M1**
- **Dedicated forecourt car parking area**

Location

The property is situated with prominent frontage to Station Road (B6128) in the market town of Ossett.

Located close to the town's pedestrian precinct, Yorkshire Bank, a specialist food shop and a hairdresser's shop are amongst the nearby occupiers.

Ossett stands 3.5 miles west of Wakefield city centre and 3.5 miles east of Dewsbury town centre, whilst Junction 40 of the M1 motorway is approximately 1 mile to the northeast of the property.

Description

The property comprises two inter-connecting buildings, the main being a two storey stone fronted brick building beneath a hipped slated roof comprising ground floor retail area with display windows, laminate flooring and suspended ceiling, together with rear ground floor workshop. The first floor of the main building comprises office and workshop accommodation including toilet and kitchen facilities. To the side of the main building, and inter-connecting with it, is a useful single storey brick-built workshop under a pitched roof with an eaves height of approximately 10'6" and benefiting from roller shutter door loading access and mezzanine storage.

The property benefits from a three-phase electricity supply.

Business Rates

Currently assessed for non domestic rating purposes as follows:

Showroom and premises £8,600 Rateable Value



Accommodation

Main Building

First Floor Offices	481 ft ² (44.72 m ²)
First Floor Workshop	911 ft ² (84.66 m ²)
Ground Floor Retail	845 ft ² (78.46 m ²)
Ground Floor Workshop	592 ft ² (54.98 m ²)
<i>Adjoined Workshop</i>	
Ground Floor	894 ft ² (83.03 m ²)
Mezzanine Stores	296 ft ² (27.46 m ²)
Total GIA	4,018 ft² (373.31 m²)

Measurements taken in metric and converted to their nearest imperial equivalent.

Terms

Available by way of a new full repairing and insuring terms, for a term of years to be agreed, incorporating 3 yearly rent reviews, where applicable.

Rent: £12,000 per annum exclusive

VAT

The rent quoted is exclusive of any VAT. We understand VAT will be chargeable.

Legal Costs

The incoming tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

Viewing

Hanson Chartered Surveyors 01484 432043
 Phil Deakin phil@hanson-cs.co.uk
 Jason Metcalfe jason@hanson-cs.co.uk

Reference 1254

Subject to Contract

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

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PROPERTY MISDESCRIPTIONS ACT 1991

These particulars were compiled in 2007 and whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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 CHARTERED SURVEYORS