



TO LET

Retail Unit

961 sq.ft
(88 sq.m)

Unit 6a, Northgate, Heckmondwike, West Yorkshire, WF16 9RL

- Attractive market town in West Yorkshire approximately 9 miles south west of Leeds, 8 miles west of Wakefield & 7 miles north east of Huddersfield
- Modern, single storey retail unit
- Prominent town centre location
- Population in excess of 18,000 (2021 Census)

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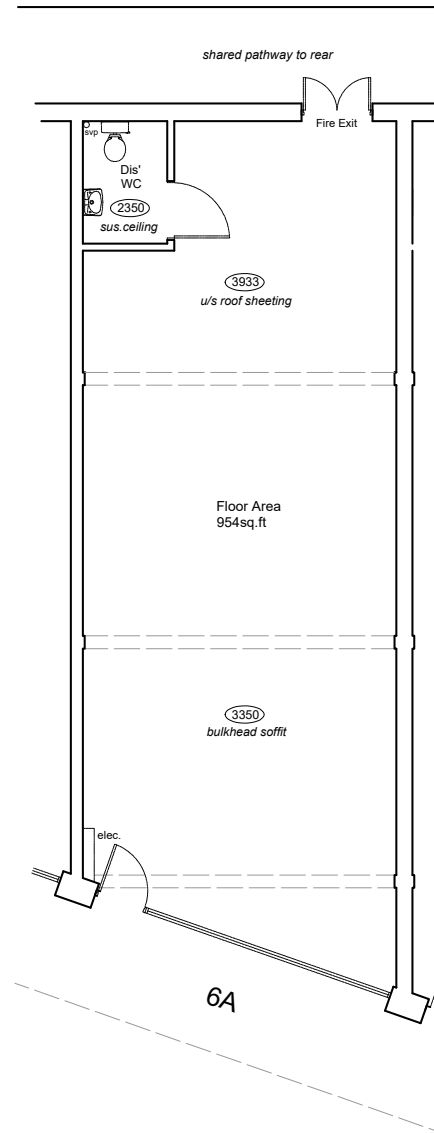


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Front Elevation

Unit 6A	Sq.ft	Sq.m
Area	961	89.28
Rent	£17,500	
Service Charge	£1,417	



Ground Floor Plan - 961sq ft.



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Description

Heckmondwike is a market town in West Yorkshire approximately 9 miles south west of Leeds, 8 miles west of Wakefield & 7 miles north east of Huddersfield with an estimated population in excess of 18,000 people.

Northgate Retail Centre is a modern, purpose built scheme close to the high street and adjacent to the bus interchange, anchored by a Lidl food store with other tenants including McDonalds, Poundstretcher, Peacocks, Card Factory, Total Travel, Well Pharmacy and Yorkshire Cancer Research. The scheme also boasts a free, 200 space shopper car park.

Rent

£17,500 per annum

Rates

Rateable Value £11,500

Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

Services

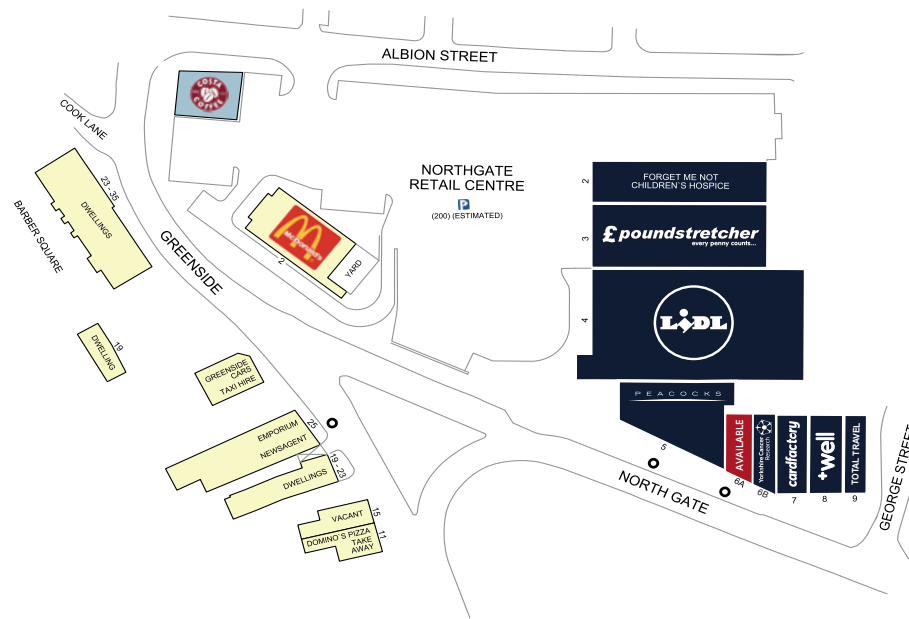
All mains services are connected. Interested parties must verify this for themselves.

Service Charge & Insurance

A service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

The Energy Rating is Band D (81). Further information available upon request.



Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

All rents and prices quoted are exclusive of VAT which is payable in addition

Viewing

Strictly via prior appointment with the appointed agents:



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