

Wharfedale Property Co.

TO LET

Shop Premises

14 Market Street, Birstall. WF17 9EN.



426 sq ft

- **Established retail area**
- **Security shutter**
- **Additional first floor premises**

Tel. 01924 476496 www.wharfedaleproperty.co.uk

Email: info@wharfedaleproperty.co.uk

Wharfedale House, Smithies Lane, Birstall. WF17 9HR.

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LOCATION

The property is situated in the popular village of Birstall on an established retail parade. With local footfall and a variety of local shops in the immediate area, this retail unit would suit either an established or a new business, requiring premises in an increasingly popular location.

DESCRIPTION

The property comprises: ground floor retail premises. First floor premises. The property benefits from a toilet, kitchen units and a security shutter system.

ACCOMMODATION

The following floor area is provided: **426 sq ft**

Ground Floor Sales:	213 sq ft
First floor:	213 sq ft
Total	426 sq ft

TERMS

Available on a new full repairing and insuring lease, for a term of years to be agreed.

RENT

£3,600 plus VAT per annum

BUSINESS RATES

The business rates are paid direct to the charging authority. We are verbally advised that the premises are assessed for rating purposes at RV: £3,900. The current Uniform Business rate for 2018/2019 is 49.7p.

BUILDING INSURANCE

£115 for the whole of 2018

LEGAL COSTS

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

VIEWING ARRANGEMENTS

Mark Connors	Wharfedale	01924 476496
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Misrepresentation Act 1967

Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty, and should be treated as a guide only. For accurate details the interested party is advised to consult the selling agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein does not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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