

WHARFEDALE PROPERTY CO.

TO LET

Retail Premises

161 Roberttown Lane, Roberttown,

WF15 7LE.



411 sq ft

- A prominent village location
- Would suit established or new business
- Flexible business terms

Tel. 01924 476496 www.wharfedaleproperty.co.uk

Email: info@wharfedaleproperty.co.uk

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

WHARFEDALE PROPERTY CO.

LOCATION

The property is situated in the popular village of Roberttown near Mirfield on an established parade in the centre of the village. 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

This retail unit is currently used as a fruit & veg shop. The property comprises: A main retail area, a storage room and a toilet. Due to relaxed planning restrictions, a change of use should be relatively simple. Please contact Kirklees Council for further advice and information.

ACCOMMODATION

The total following floor area is provided: **411 sq ft**

TERMS

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

RENT

£5,200 plus VAT per annum

BUILDING INSURANCE

£195 for the whole of 2019

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: £4,400. The current Uniform Business rate for 2018/2019 is 49.3p.

LEGAL COSTS

The ingoing 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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