

WHARFEDALE PROPERTY CO.

FOR SALE/TO LET

Ground Floor Unit

3 High Street, Birstall. WF17 9ES



369 sq ft

- Central location
- Suitable for retail or office use
- Located just off the A62
- EPC Rating – D (79)

Tel. 01924 476496 www.wharfedaleproperty.co.uk

Email: info@wharfedaleproperty.co.uk

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

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LOCATION

This retail unit is situated on a busy high street in the village of Birstall, just off the A62. The shop is located in close proximity to a variety of established businesses, shops and restaurants.

DESCRIPTION

A single storey retail or office premises.

ACCOMMODATION

The following floor area is provided: **369 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

SALE PRICE

£50,000 + VAT

BUILDING INSURANCE £75 for the whole of 2018

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: £3,450. The current Uniform Business rate for 2018/2019 is 48 p.

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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