

To Let



4 Central Parade Cleckheaton, BD19 3RU

PROMINENT RETAIL UNIT

1,343 sq ft (124.77 sq m)

- Suitable for various uses (STP)
- Busy road and pedestrian frontage
- Town centre location

0113 2451447

www.cartertowler.co.uk

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Summary

| Available Size | 1,343 sq ft |
|----------------|------------------------------------|
| Rent | £16,000 per annum |
| Rates Payable | £7,984 per annum |
| Rateable Value | £16,000 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon Enquiry |

Description

The property forms part of a large block property within a popular retail parade. The shop is open plan with excellent display window. Small ancillary accommodation is provided to the rear. To the rear of the unit is a staff car park and a loading/service yard.

Location

The property is situated in Cleckheaton town centre and has a frontage to Dewsbury Road (A638). There is a large public car park situated almost opposite to the parade and a complimentary mixture of both national and local retailers within the immediate vicinity of the property.

Accommodation

| Name | sq ft | sq m |
|--------------------|-------|--------|
| Ground - Sales | 1,183 | 109.90 |
| Ground - Ancillary | 160 | 14.86 |
| Total | 1,343 | 124.76 |

Terms

The property is available on the basis of a new effectively full repairing and insuring lease, for a term of years to be agreed at a commencing rental of \pounds 16,000 per annum exclusive of business rates, utilities, building insurance, service charge, VAT and all other outgoings.

Planning

We understand the unit has E Class planning consent. Interested parties are advised to check with the Local Authority.



Viewing & Further Information



Pete Bradbury 0113 245 1447 petebradbury@cartertowler.co.uk



Tom Fuller 0113 245 1447 tomfuller@cartertowler.co.uk



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