



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



4 Central Parade, Cleckheaton, BD19 3RU

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

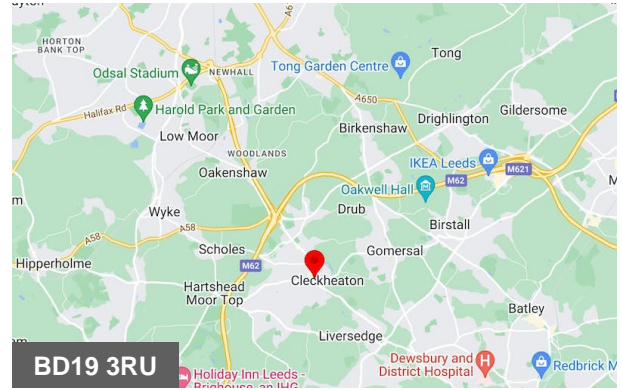
Name	sq ft	sq m
Ground - Sales	1,183	109.90
Ground - Ancillary	160	14.86
Total	1,343	124.76

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 £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