

# TO LET

**8A & 8C MARKET STREET**  
Heckmondwike WF16 0JU



## TOWN CENTRE RETAIL PREMISES

38.09m<sup>2</sup> (410ft<sup>2</sup>) & 39.30m<sup>2</sup> (423ft<sup>2</sup>)

- Recently refurbished
- Situated within a parade of similar units on the outskirts of Heckmondwike town centre along the main Market Street which links Heckmondwike with Dewsbury
- Within walking distance of Morrisons Supermarket
- Free on street car parking within close proximity
- Available independently or combined, subject to prospective tenants requirements

T. **01484 530361**  
[www.bramleys.com](http://www.bramleys.com)

# 8A & 8C MARKET STREET, HECKMONDWIKE

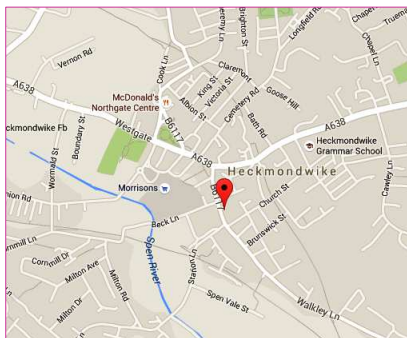
## TOWN CENTRE RETAIL PREMISES

The properties comprise single storey retail units situated within a parade which are of brick construction under a conventional pitched roof.

Each of the units are available independently, extending to 411ft<sup>2</sup> and 423ft<sup>2</sup> respectively, or alternatively can be let as two units, subject to the ingoing tenants requirements.

The units occupy a prominent main road position on the fringe of Heckmondwike town centre on Market Street which links the town centre with Dewsbury Moor. The premises have the benefit of on-street car parking within close proximity, in addition to being situated within walking distance of the post office and Morrisons supermarket.

All units have good display frontage and have been refurbished to a good standard incorporating security shutters, and would suit all types of retailing or professional service providers, subject to obtaining relevant planning consent.



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES  
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### ACCOMMODATION

■ Unit 8A 38.18m<sup>2</sup> (411ft<sup>2</sup>)  
Including Sales Shop & Rear Store & WC

■ Unit 8C 39.30m<sup>2</sup> (423ft<sup>2</sup>)  
Including Sales Shop & Rear Store

Unit 8C H has the use of shared toilet facilities which are situated in the yard to the rear of the property.

### RENTS

Unit 8A £100 per week (£5,200 p/a)  
Unit 8B £100 per week (£5,200 p/a) LET  
Unit 8C £100 per week (£5,200 p/a)  
Unit 8D £100 per week (£5,200 p/a) LET

### RATEABLE VALUE & UNIFORM BUSINESS RATE

Unit 8A £2,375  
Unit 8C £2,750

This will be charged back by the local Rating Office at the Uniform Business Rate of 48p (2018/19). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

### REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

### VIEWING

Contact the Agents.

### LEASE TERMS

The properties are offered by way of new leases for term to be negotiated on effective full repairing and insuring leases to incorporate 3 yearly rent reviews.

### LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

### VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

### EPC ASSET RATING: F

## CONTACT

### BRAMLEYS

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