

TO LET

143b WESTGATE

Heckmondwike WF16 0EW



FORMER FISH & CHIP SHOP

12.77m² (137ft²)

- Prominent main road position
- On street car parking to the front
- Outskirts of Heckmondwike town centre

T. 01484 530361

www.bramleys.com

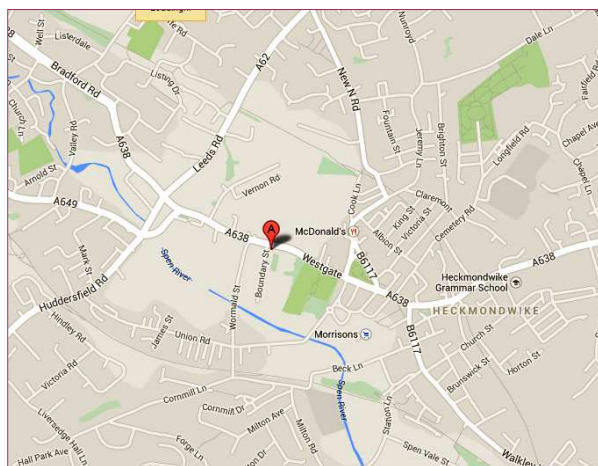
143b WESTGATE, HECKMONDWIKE WF16 0EW

FORMER FISH & CHIP SHOP

The property comprises a single storey stone built commercial property constructed under a concrete tiled roof. The property has sales accommodation extending to 12.77m² (137ft²) and is fully equipped as a fish & chip takeaway.

The property is positioned along Westgate, which is the main access road into Heckmondwike town centre, linking Heckmondwike with Cleckheaton and has the benefit of on-street car parking to the front.

The property is suitable for the continuation of the use as a fish & chip shop, or alternatively for conversion into a different type of hot food takeaway or other retail uses, subject to the prospective tenants requirements.



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

■ GROUND FLOOR
Sales Shop

12.77m² (137ft²)

OUTSIDE

On-street car parking to the front, in addition to a small forecourt which provides some external seating.

RATEABLE VALUE

£1,550

RATEABLE VALUE AND UNIFORM BUSINESS RATE

£1,500

48p/£ (2018/19)

This will be charged back by the local Rating Office at the Uniform Business Rate of 46.6p (2017/18). It is recommended that the incoming 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

VIEWING

Contact the Agents.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on effective full repairing on insuring terms.

LEGAL COSTS

The incoming 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: G

CONTACT

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