



11 Central Arcade Cleckheaton, BD19 5DN



TO LET / FOR SALE

**Prominent Retail Unit Extending to Approx. 33.17 sqm (357 sqft)
Currently Used as an Opticians But Suitable for a Variety of Uses
Situated at the Entrance to Central Arcade Near to Fulton Frozen Foods,
Tote Bookmakers, Halifax Etc**

RENT: £8,500 Per Annum / PRICE: £100,000 Subject to Contract

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LOCATION

The property occupies a prominent position immediately adjacent to the southern entrance to Central Arcade, with good frontage to Market Street. Nearby occupiers include Fulton Frozen Food, Halifax, Betfred Bookmakers etc. The property is close to the Town's main free car park and on street car parking is available nearby.

PROPERTY

The property comprises a single storey retail unit, having originally been constructed as part of Central Arcade and, being occupied for many years by Openshaw Opticians.

Internally, the property has been divided to form consulting rooms, sales areas, offices etc and has substantial window frontage.

ACCOMMODATION

The property has the following approximate principle dimensions and net internal floor areas:-

Window Frontage	7.80 m	(25'7")
Internal Width	8.08 m	(26'6")
Max Depth	5.33 m	(17'6")
<u>Ground Floor</u>		
Sales/Consulting Area	27.69 sqm	(298 sqft)
Staff Area	5.48 sqm	(59 sqft)
Total Net Internal Floor Area Approx.	33.17 sqm	(357 sqft)

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Shop and Premises
Rateable Value: £9,800

The Uniform Business Rate for 2016/2017 is 49.7 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new lease for a term to be agreed incorporating regular upward only rent reviews upon a full repairing and insuring basis.

RENTAL

£8,500 per annum exclusive – subject to lease.

PRICE

£100,000 – subject to contract for the freehold interest with vacant possession.

VAT

We understand that the owner has not elected to waive their exemption and therefore VAT will be chargeable upon either the rent or a freehold sale.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

E - 105

VIEWING

Strictly by prior appointment with the sole agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(February 2016 / amended July 2016 – 4400 / MAJB)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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