

# 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:-

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

#### **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**

 $\pounds 100,\!000-$  subject to contract for the freehold interest with vacant possession.

# <u>VAT</u>

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

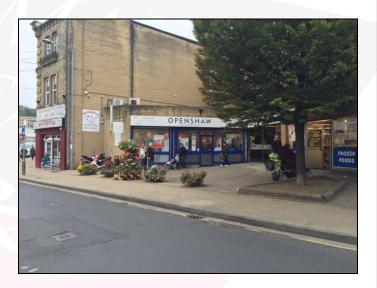
# **VIEWING**

Strictly by prior appointment with the sole agents:-

Mark Brearley & Company - Tel: 01274 595999

Email: <a href="mailto:enquiries@markbrearley.co.uk">enquiries@markbrearley.co.uk</a>
Web Site: <a href="mailto:www.markbrearley.co.uk">www.markbrearley.co.uk</a>

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