



**Unit 6A – Northgate Retail Centre
Northgate
Heckmondwike, WF16 9RL**



TO LET

Town Centre Retail Unit

Of Approximately 88.19 sqm (950 sqft)

**The property may be combined with the unit next door to create
One Unit of approx. 190.75 sqm (2,053 sqft)**

RENTAL: Price on Application

Unit 6A Northgate Retail Centre, Northgate, Heckmondwike, WF16 9RL

LOCATION

The property forms part of the Northgate Retail Centre within Heckmondwike Town Centre, close to the High Street and adjacent to the Bus Interchange. The scheme consists of 10 retail units, a drive-thru McDonalds and a Lidl Supermarket. The property itself fronts Northgate forming a large parade with neighbouring users including Card Factory and Peacocks.

DESCRIPTION

The property consists of a ground floor retail unit and has been finished to shell specification ready for tenant's fitout. The property may be suitable for a variety of uses, subject to planning consent being obtained.

The property may be combined with the unit next door to create one unit of 190.75 square metres (2,053 square feet).

ACCOMMODATION

According to our measurements taken on site, the property benefits from the following approximate net internal floor areas:-

Ground Floor

Sales	64.71 sqm	(697 sqft)
Stores	23.48 sqm	(253 sqft)
WC Facilities	----	----

RATING ASSESSMENT

We understand the property to be assessed for Uniform Business rates as follows:-

Description: Shop and Premises
Rateable Value: £10,750

The Uniform Business Rate for 2018/2019 is 49.3 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 available to let by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL

Price on Application.

VAT

VAT will be charged at the prevailing rate – if applicable.

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:

D - 81

VIEWING

Strictly by prior appointment with the joint letting agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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&

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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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