

**29 Bank Street
Ossett, WF5 8PS**



- # Ground Floor Shop/Café in prominent Town Centre Position
- # Double Fronted opens onto the Precinct
- # Seating for approximately 24 persons to front sales plus Kitchen area
- # Separate Kitchen & Store plus W.C.
- # Outside Store
- # Total floor area of approx. 63m sq. (687ft sq.) GIA
- # Parking to rear
- # Energy Performance Rating:

RENT
£8000pa

DESCRIPTION

An excellent opportunity for someone or person to run their own business. Available to rent is this prominently positioned and double fronted shop unit/café. Opens directly onto the precinct. Could be suitable for other uses, subject to consent. The front sales area has a range of built in cupboard units including worktops and side and seating area for approximately 24 persons. There is a separate kitchen at the rear with cold store, w.c. and additional storeroom to the rear plus 2 parking spaces.



ACCOMMODATION

Front Sales: - 4.14m x 7.78m (average) and includes a range of cupboard units including worktops and sink.

Inner Hall: - 1.76m x 1.54m

W.C. – 1.62m x 0.96m

Kitchen: - 4.37m x 3.33m & 2.86m x 2.03m with stainless steel sink unit and gas fired boiler.

Storeroom: - 2.67m x 1.89m



OUTSIDE

2 Parking spaces to rear and additional store

SERVICES

All Mains Services are assumed to be connected.

RATES

Wakefield MDC

Under the 2017 Revaluation has a rateable value of £7,500.

The business will benefit from small business rate relief, subject to the usual criteria. Purchasers should make their own enquiries in relation to Council Tax.

LEASE TERMS

An internal repairing and insuring Lease is being offered.

RENT

£8,000 per annum exclusive of VAT.

VIEWING

Strictly by prior appointment with the Agents



For Information Purposes Only

DRAFT

NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.