

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



- # Ground Floor Shop Premises in prominent Town Centre Location
- # Approx. 40.2m sq. (432ft sq.) gross internal area
- # Spacious front sales area
- # Heating and air conditioning
- # CCTV to shop
- # Parking to rear
- # Energy Performance Rating:

RENT
£7000pa

DESCRIPTION

A ground floor shop in a prominent Town Centre location and is close to public car parking. Ossett is a former market town still holding weekly markets on the pedestrianised centre and there are a variety of shops and cafes nearby. Offering approximately 40.2m sq. (432ft sq.) of gross internal floor area which has a heating and air conditioning unit and includes a CCTV system. Parking space to the rear. Security shutters.

ACCOMMODATION

Front Sales: - 22ft 3in x 11ft 11in & 7ft 7in x 2ft 1in

Rear Sales: - 11ft 8in x 7ft 4in plus a store cupboard.

Kitchen & W.C: - 7ft 10in x 12ft. Rear Entrance.

SERVICES Mains Electricity, Water and Drainage.

RATES Rating Authority is WMDC. Current rateable value is £5,600. This will be reassessed as it currently includes the upper floor.

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.

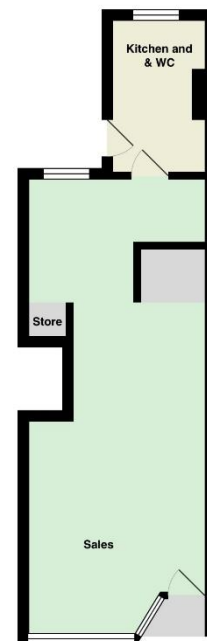
LEASE

TERMS Negotiable. A new internal repairing and insuring lease will be granted.

FEES The incoming Tenant will be responsible for the cost of the new lease.

RENT £7,000 per annum exclusive.

VIEWING Strictly by prior appointment with the Agents



For Info

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.