

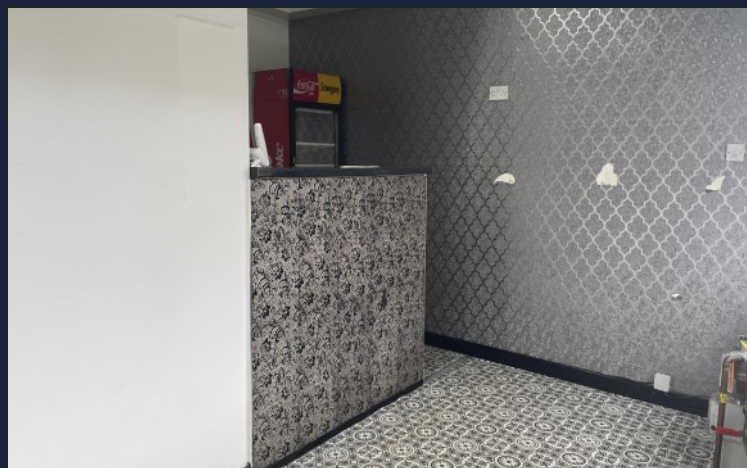
TAKEAWAY PREMISES TO LET

Vickers
carnley



13 Fairfield Parade, Fairfield Avenue Heckmondwike, WF16 9NT

- 455 sq ft (42 sq m)
- With A5 planning permission for hot food takeaway
- Would suit Indian/Chinese operator
- Ample on street car parking
- Good residential area



DESCRIPTION

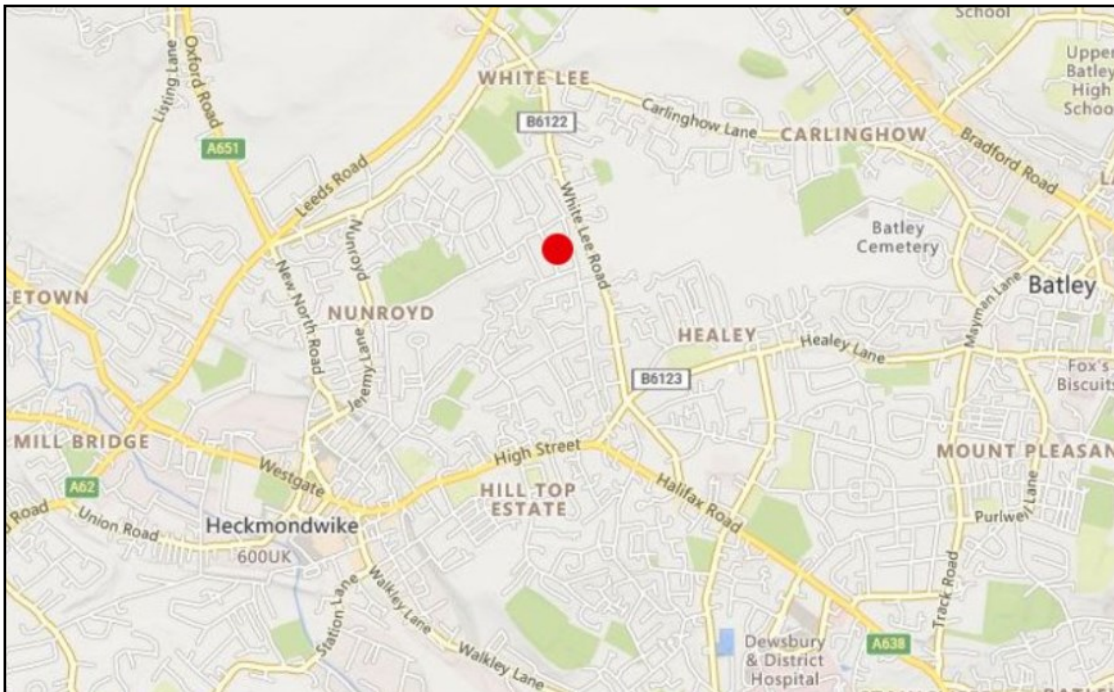
This is a broadly rectangular retail space which for many years has been occupied by take-away operators and would ideally suit a Chinese or Indian food use. The property has been divided with light partition walls to create a commercial kitchen to the rear and a sales area/counter to the front.

No kitchen appliances are included but there is an extraction system in place. There is a shared car park to the rear of the property and the added benefit of on street car parking available to the front.

LOCATION

The property occupies a very visible position within a well established parade of 4 shops which includes Tony's Fish and Chips, Freddy's Express (Pizza, burger, kebab & fried chicken) and Abbie Jade Hair and Beauty.

Fairfield parade is located at the junction of Fairfield Avenue and Dale Lane in Heckmondwike, opposite the Go Local Extra convenience store. The area is surrounded by a large number of residential properties providing a good potential customer base.



ACCOMODATION

- Front sales area - 14ft 10in x 13ft 3in = 196 sq ft
- Rear kitchen - 14ft 9in x 15ft 4in = 226 sq ft
- Store - 5ft 8in x 5ft 11in = 33 sq ft

Total area = 455 sq ft (42 sq m)

RENTAL

£7,500 per annum

LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed.

RATES

We understand from the VOA website that the rateable value of the property is £3,450. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p.

Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs. Lease for a term to be agreed.

VAT

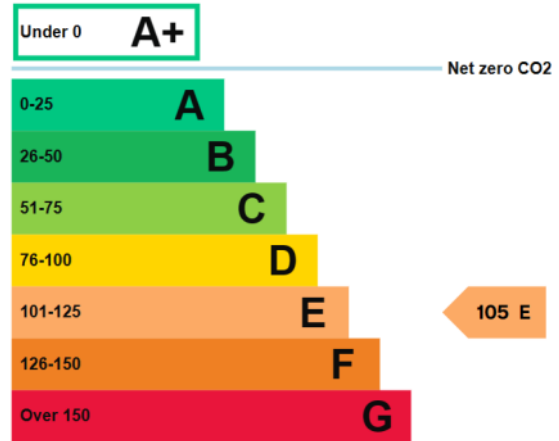
VAT is not applicable.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated February 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.