

GROUND FLOOR RETAIL UNIT TO LET

MAY SUIT A VARIETY OF USES

Vickers
carnley



Ground Floor, Charles Waterton House, 6 Almond Avenue,
The Grove, Walton, Wakefield, WF2 6UA

- 730 sq ft (68 sq m)
- Ample on site car parking
- 24 hour access
- Property manager on site 5 days a week
- Air conditioning for a comfortable atmosphere
- DDA compliant Wc facilities
- Located in an over 55's new housing development



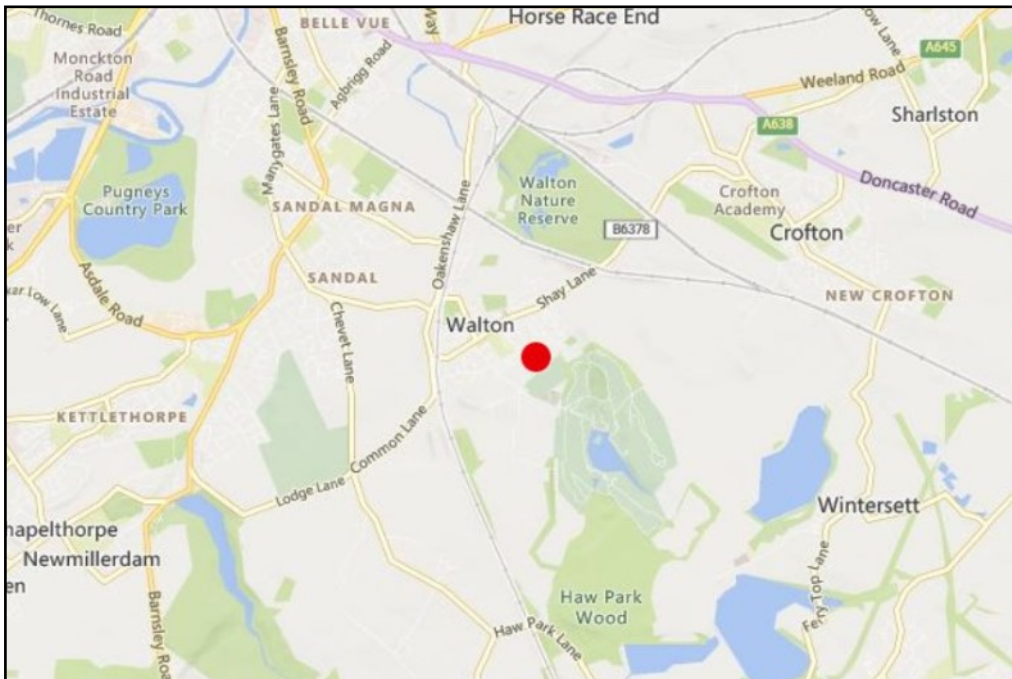
DESCRIPTION

This ground floor retail unit is an excellent opportunity for any business that would benefit from being situated within a vibrant new housing development. The property would be ideal for a variety of uses that would suit the over 55's community. The premises has the advantage of being DDA compliant with ground floor Wc facilities and disabled access. The unit has air conditioning in place along with CCTV surveillance. Trading can take place at this unit between 7:00am—7:00pm.

There is ample of car parking to the front of the property for both staff and clients.

LOCATION

The accommodation is situated on the ground floor of Charles Waterton House within Walton. This sought after village benefits from having excellent access into Wakefield city centre as well as local amenities nearby.



ACCOMMODATION

Main retail area - 19 ft x 35ft = 665 sq ft

14ft x 4ft 8in = 65 sq ft

Total net area = 730 sq ft

LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term to be decided.

RENTAL

£6,720 per annum plus VAT paid monthly in advance.

SERVICE CHARGE

A service charge is applicable for the property. This currently stands at £5,845.55 per annum (No Vat) and includes water, electric, buildings insurance, window cleaning, car park maintenance and general maintenance of the hub.

INTERNALS

We encourage you to mould this space to make it your own. The landlord and the management company do not assume any liability for any alterations made by the tenant without prior written consent. Prospective tenants are encouraged to seek independent professional advice regarding the suitability of the premises for their intended use.

RATES

We understand from the VOA website that the property is currently awaiting assessment. 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.

VAT

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where 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.

EPC

The property currently has an EPC assessment rated A.

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 April 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.