

SALES PITCH WITH OFFICES AND WORKSHOPS TO LET



TOWNEND GARAGE, WAKEFIELD ROAD, OSSETT WAKEFIELD, WF5 9JY

- Approx. 0.4 acres
- Electricity and water is onsite
- Secure sales area
- Suitable for a variety of uses
- Main road position
- Less than 1 mile from J40 of the M1

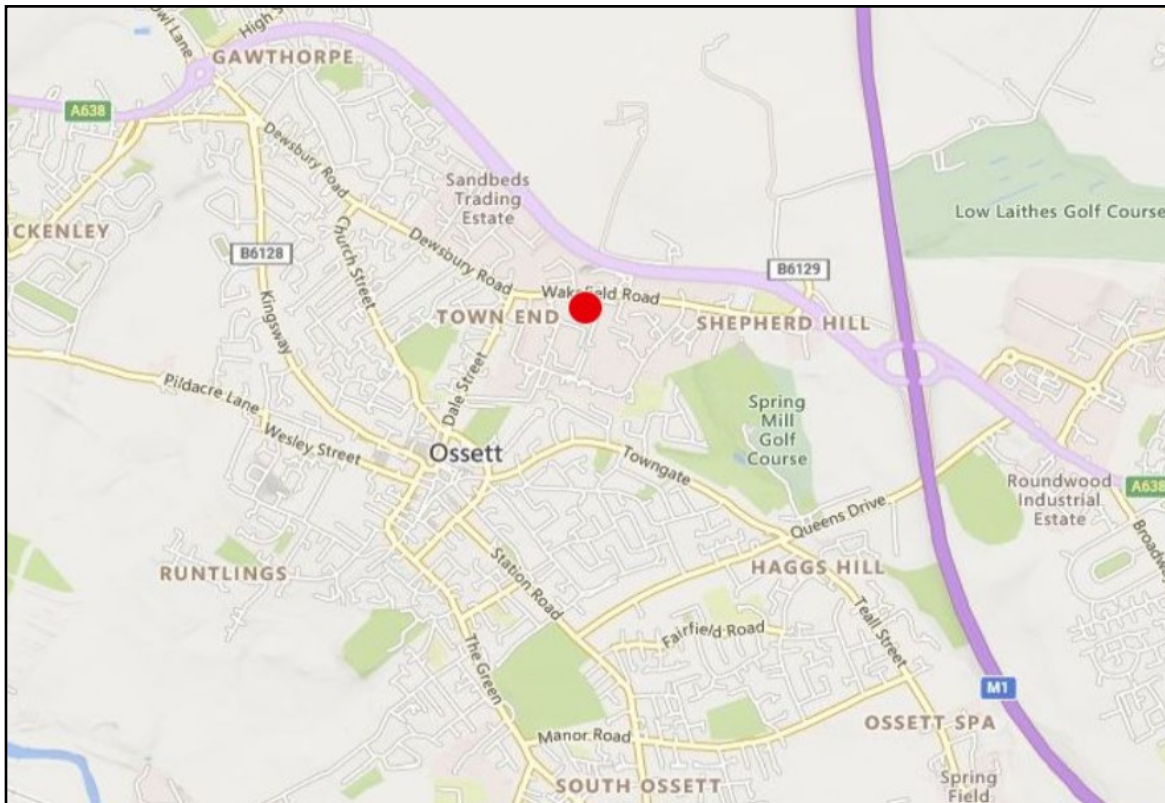


DESCRIPTION

This is a full fenced and surfaced sales pitch, which is currently being used for commercial vehicle sales but would be suitable for a variety of users who require a secure and visible sales area. Along with having very well presented offices, reception area, kitchen and Wc facilities. In addition there is a 2 bay workshop both with roller shutter doors.

LOCATION

The site fronts directly onto Wakefield Road close to it's junctions with Dale Street and is less than 1 mile front Junction 40 of the M1 Motorway. Ossett town centre is just a short walk away.



RENTAL

£35,000 per annum

LEASE DETAILS

A Full Repairing and Insuring lease for a term to be decided.

ACCOMMODATION

Reception area - 11ft x 10ft = 110 sq ft

Front office - 14ft 8in x 13ft 2in = 193 sq ft

Rear office - 11ft 6in x 7ft 3in = 83 sq ft

Bay 1 - 23ft x 12ft = 276 sq ft

Bay 2- 23ft x 14ft 322 sq ft

Total area = 984 sq ft

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT will be charged in addition at the standard rate.

RATES

We understand from the VOA website that the property has a current ratable value of £22,000. 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 RATE 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.

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 is currently awaiting an EPC assessment.

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 created 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.