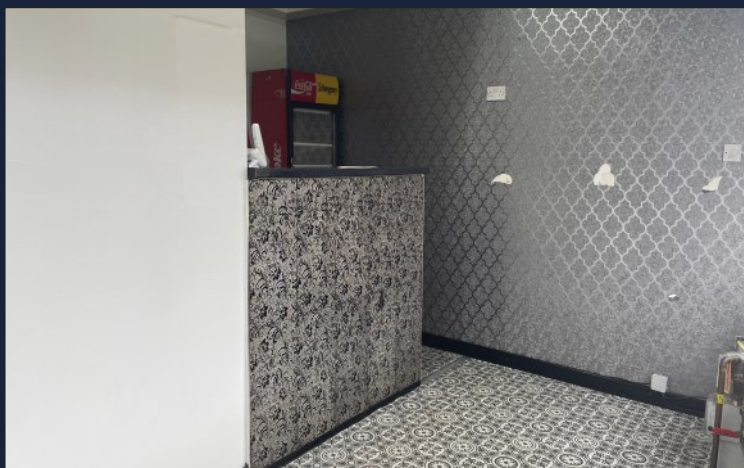


# TAKEAWAY PREMISES TO LET



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

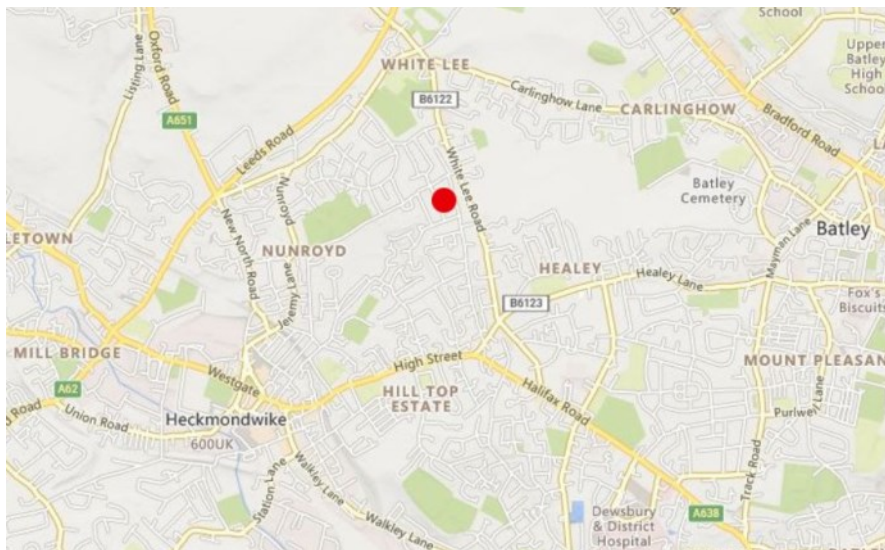
This is a broadly rectangular retail space which for many years has been occupied by take-away operators and would ideally suit a Chinese or Indian food use. The property has been divided with light partition walls to create a commercial kitchen to the rear and a sales area/counter to the front.

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)**

## SUMMARY

RENT	£7,500 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£3,450
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-105

## VIEWINGS & FURTHER ENQUIRIES



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## 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 June 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.