

PROMINENT TOWN CENTRE RETAIL UNIT TO LET



20 Commercial Street, Batley, WF17 5HH



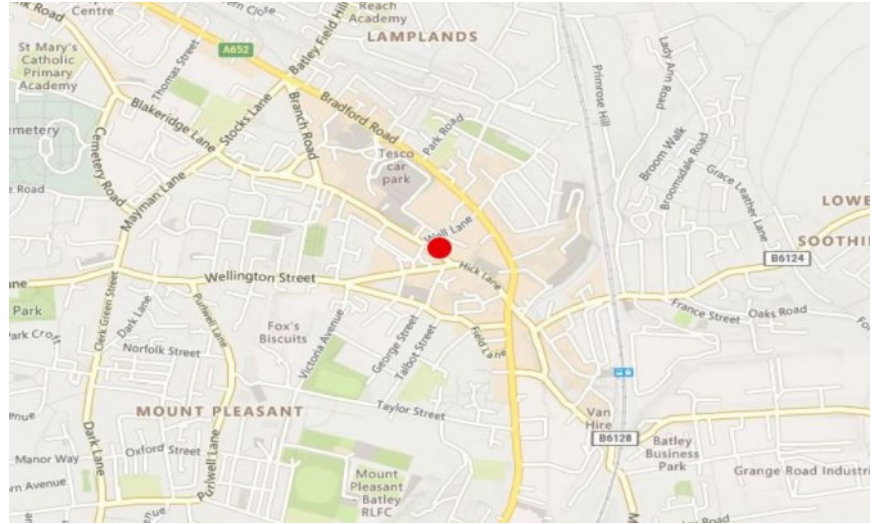
- 1,127 sq ft / 104 sq m
- £9,000 per annum
- On street car parking
- Useful upper parts
- Busy town centre trading position
- Ready for immediate occupation
- Convenient for Motorway network

DESCRIPTION

This is a prominently positioned town centre retail unit. The accommodation provides ground floor retail space with a traditional style hardwood shop front. Additional retail space, kitchen and Wc facilities are at first floor along with good storage space at second floor. The property has the benefit of fitted carpets, electric heating and remote security shutter to the front. The property has the additional benefit of a useful basement store.

LOCATION

The property occupies an excellent trading position in this popular town. To the front of the premises there is good on street car parking. Batley is a busy town that benefits from having a Tesco supermarket cleverly integrated into it.



ACCOMMODATION

Ground Floor

Left Window Display 5ft 2in x 3ft 1in = 16 sq ft

Right Window Display 5ft 1in x 4ft 0in = 20 sq ft

Front Retail Area 13ft 11in x 14ft 5in = 177 sq ft

Rear Retail Area 14ft 9in x 14ft 1in = 208 sq ft

Total Ground Floor 421 sq ft

First Floor

Front Retail/Store 14ft 8in x 18ft 2in = 248 sq ft

Kitchen 5ft 59in x 10ft 3in = 59 sq ft

Plus Wc

Total First Floor 307 sq ft

Second Floor

Store 13ft 9in x 15ft 0in = 206 sq ft

Store 13ft 10in x 14ft 11in = 193 sq ft

Plus Basement

Total Second Floor 399 sq ft

Total Net Internal Area = 1127 sq ft (104.69 sq m)

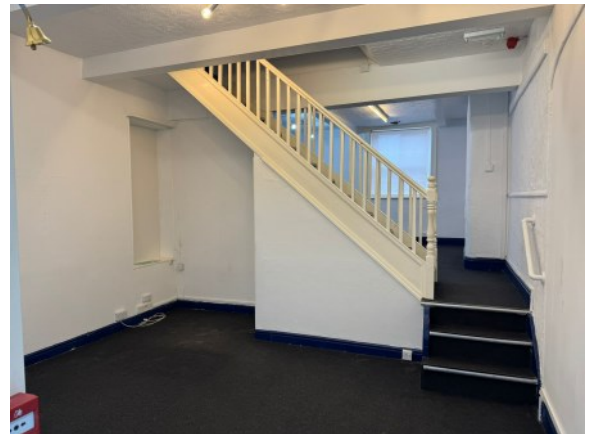
SUMMARY

RENT	£9,000 per annum
RENTAL BOND	Equivalent of 3 months rent
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£6,100
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	D92

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 prepared October 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.