

# COMPACT HAIR/BEUATY SALON TO LET



19a Horbury Road, Ossett, WF5 0BN



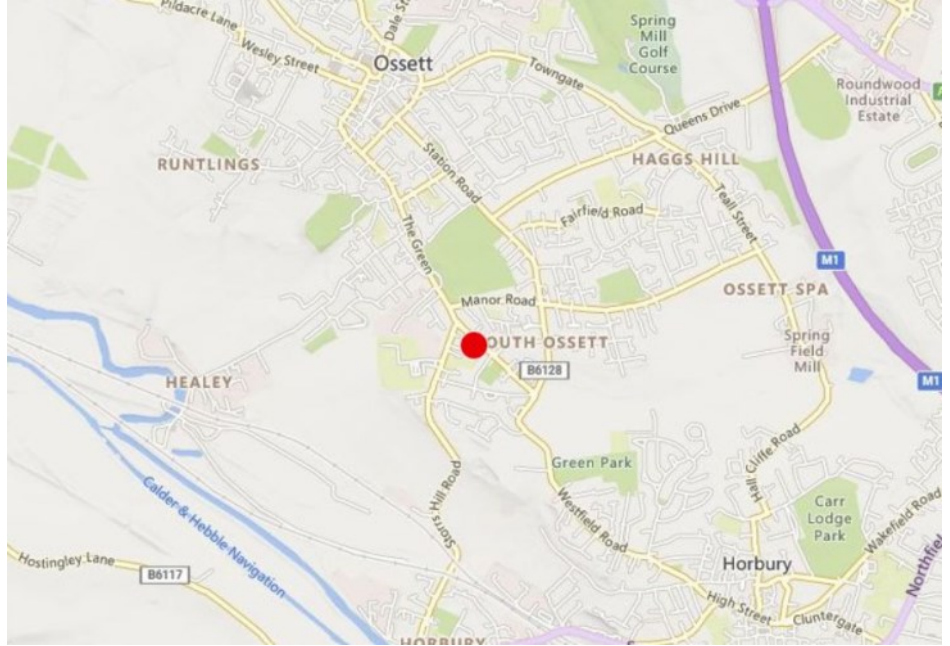
- 192 sq ft (18 sq m)
- Ideal for a first time business
- Low running costs
- Laminate flooring
- Suspended ceiling
- Main road position

## DESCRIPTION

This former hair salon would offer an ideal opportunity to anyone requiring a retail unit with low running costs/start up costs. Internally, the property benefits from having a laminate floor and suspended ceiling. Interested parties should be aware that this property does not have a Wc.

## LOCATION

The property occupies a very visible trading position fronting onto Horbury Road, nearly opposite the church and is therefore convenient for both neighbouring Ossett and Horbury.



## ACCOMMODATION

Shop - 16ft x 12ft = 192 sq ft

## SUMMARY

<b>RENT</b>	£5,400 per annum
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>RATEABLE VALUE</b>	£3,050
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	Awaiting assessment.

## VIEWINGS & FURTHER INFORMATION



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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 created November 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.