

# COMMERCIAL PREMISES TO LET



## GME House, High Street, Gawthorpe, Ossett, WF5 9QS



- 980 sq ft (91.04 sq m)
- £14,000 per annum
- Suitable for a variety of uses
- Ground & first floor space
- External yard/car park
- 2 x external stores
- Kitchen & Wc facilities
- Excellent location

## DESCRIPTION

This is a very well presented 2 storey office building offering flexible accommodation which would suit a variety of uses.

The premises includes 3 private ground floor office suites and an open plan office on the first floor with the potential to be returned back to two offices. Offices include air con, gas central heating and LED lighting. The building includes Wc and kitchen facilities.

Externally, the property includes a private car park to the front and the added benefit of 2 external stores.

These premises would prove ideal for a number of uses including offices, training centre, hair & beauty, leisure or clinic to name but a few.

## LOCATION

The property is located just off High Street, to the rear of the Boot & Shoe Pub and Gawthorpe Conservative Club in Gawthorpe village.

Gawthorpe is well located being a short drive away from Ossett Town Centre. Wakefield city centre and Dewsbury are also a short drive away. Junction 40 of the M1 Motorway is within close proximity being only an approx. 5 minute drive away.



## ACCOMMODATION

### Ground Floor

Office - 15ft 8in x 9ft 6in (Average)= 149 sq ft

Office- 11ft 6in x 8ft = 92 sq ft

Office- 11ft 6in x 8ft = 92 sq ft

Kitchen - 15ft 5in x 7ft 7in = 116 sq ft

Net Internal ground floor area- 449 sq ft

### First Floor

Office- 16ft 2in x 23ft (Average) = 368 sq ft

office - 12ft 10in x 12ft 9in = 163 sq ft

Net internal first floor area- 531 sq ft

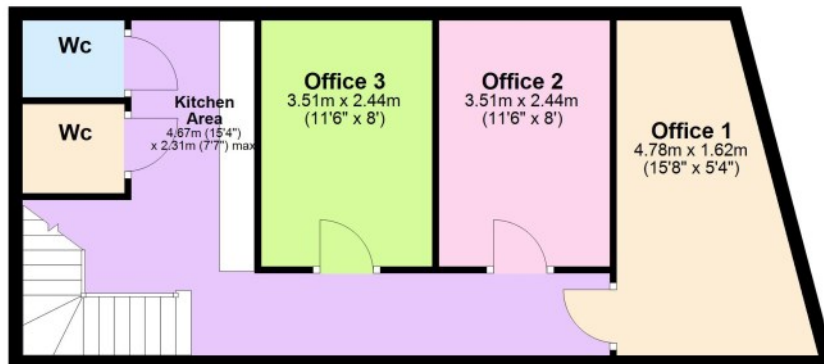
**Total Net Internal Area- 980 sq ft**  
plus Wc facilities

### External Store:

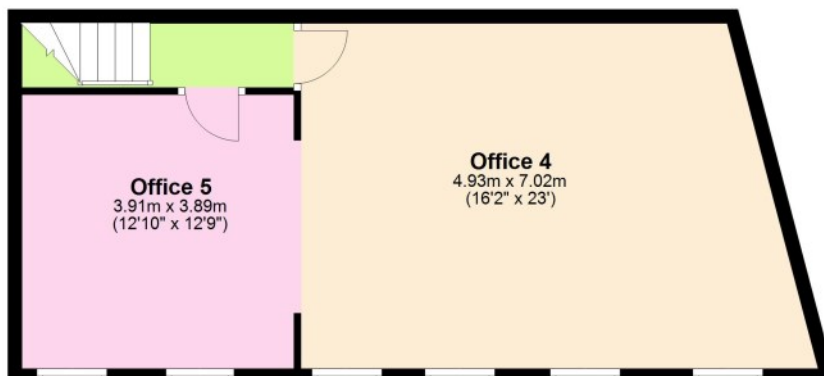
(Approximate measurement) 20ft x 13ft = 260 sq ft

plus additional container

Ground Floor



First Floor



## SUMMARY

<b>RENT</b>	£14,000 per annum
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>RATEABLE VALUE</b>	To be confirmed.
<b>SMALL BUSINESS RATES RELIEF</b>	To be confirmed. 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>	To be confirmed

## 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.