

FORMER TATTOO STUDIO TO LET



8A Wellgate Centre, Ossett, WF5 8NS



- 796 sq ft / 74 sq m
- Fronting onto market place and Wellgate Shopping Centre
- Broadly open plan with store
- Located close to J40 of the M1
- Wc facilities

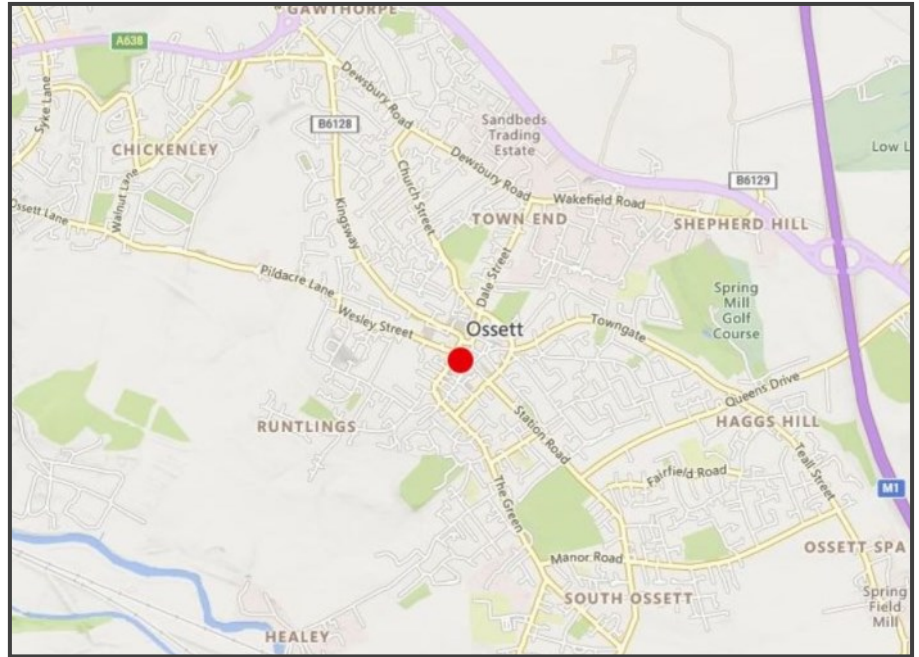
DESCRIPTION

This is a unique space offering ground floor area/entrance with open spiral staircase leading to open planned fully refurbished space with the benefit of kitchen and Wc facilities. In recent times the premises have been used as a tattoo studio and barbers.

The property would suit a variety of uses such as retail, clinical, offices etc subject to receiving the necessary planning permissions.

LOCATION

Situated in the award winning Wellgate Shopping Centre which overlooks the established shopping precinct where the hugely popular outdoor market is situated on market days. Ossett is the thriving town benefiting from good reasonably priced car parking and of course is well positioned for Leeds, Dewsbury and Wakefield and is well positioned for junction 40 of the M1 motorway.



ACCOMODATION

Ground Floor - 9ft 3in x 13ft 6in = 131 sq ft

First Floor - 30ft 0in x 16ft 7in = 725 sq ft
Includes Wc includes kitchen area

Total net area = 856 sq ft

SUMMARY

RENT	£8,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£2,550
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
SERVICE CHARGE	Applicable. Further details upon request.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D84



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 created December 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.