

VERY PROMINENT RETAIL UNIT TO LET

Vickers
carnley



4 Market Place, Ossett, Wakefield, WF5 8BQ

- 266 sq ft (25 sq m)
- Superb location
- Fronts onto the market area
- Compact retail area
- Rear storage area
- Wc facilities

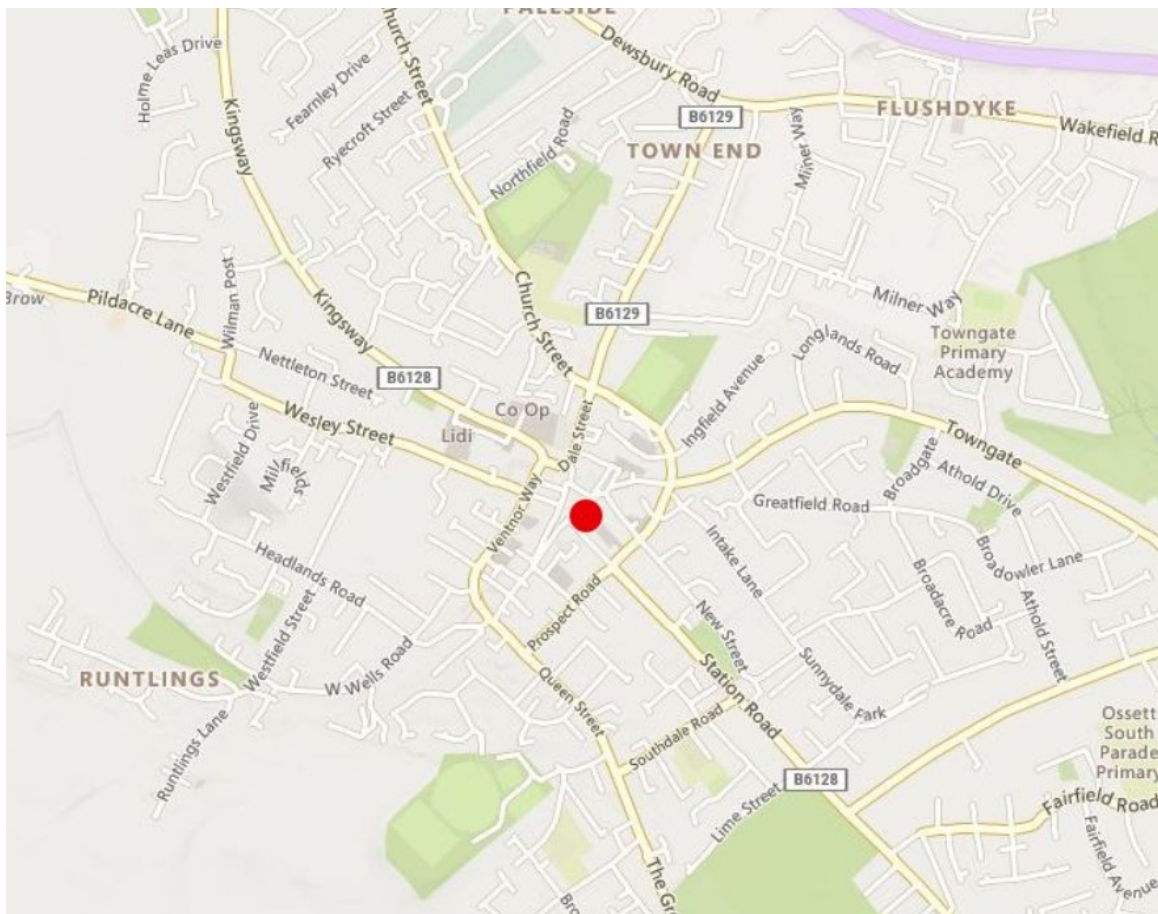
DESCRIPTION

This is one of Ossett's landmark properties being situated opposite the Town Hall.

Internally, the premises are well presented and are currently utilised as a working Jewellers shop. To the rear of the main retail area there is an additional storage room plus Wc.

LOCATION

The property is superbly located fronting onto Market Place and enjoys the additional footfall that the twice weekly market creates. This is arguably one of the best trading locations in the town being close to good car parking and other prominent retailers including Coopland's Bakery.



ACCOMMODATION

Retail area - 16ft 9in x 13ft = 218 sq ft

Store - 8ft x 6ft = 48 sq ft

Plus Wc

Total net area = 266 sq ft (25 sq m)

SUMMARY

SIZE	266 sq ft
RENT	£7,500 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£4,850
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	C-65

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 January 2025 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.