

COMMERCIAL PREMISES TO LET



9 Prospect Road, Ossett, WF5 8AE



- 895 sq ft (83 sq m)
- Car parking to the rear
- Gas central heating
- Convenient for Ossett town centre
- Easy access to motorway network
- Would suit a variety of uses

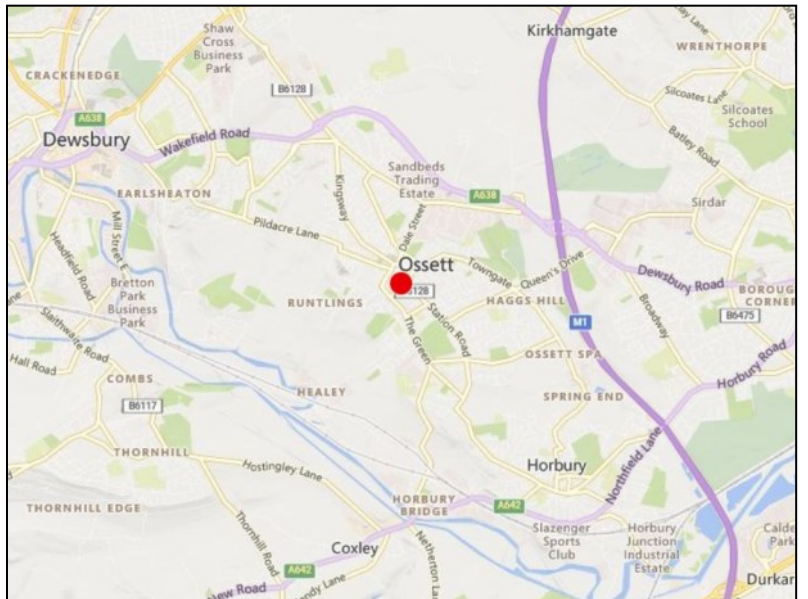
DESCRIPTION

This is a stone built two storey semi detached former office property with the benefit of 4 car parking spaces to the rear. Internally, the accommodation is very well presented and is ready for immediate occupation. The accommodation is enhanced by having full gas central heating. Ideally, the premises would prove ideal for anyone requiring a town centre office or alternatively may suit a number of other uses.



LOCATION

The property occupies a very visible trading position fronting directly onto Prospect Road close to its junction with Station Road. While the property does have its own car parking, it is also conveniently located to the Illingworth Street car park which is immediately to the rear. Ossett is well served by junction 40 of the M1 motorway therefore giving excellent communications in all directions.



ACCOMMODATION

GF

Office 1 - 17ft x 14ft 5in = 246 sq ft

Office 2 - 13ft x 14ft 5in = 188 sq ft

Office 3 - 59ft x 14ft = 80 sq ft

FF

Office 1 - 16ft 10in x 14ft

Office 2 - 6ft 9in x 8ft 9in = 59 sq ft

Office 3 - 8ft 9in x 10ft = 87 sq ft

Total net area = 895 sq ft



SUMMARY

RENT	£9,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£5,900
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	Awaiting assessment.

VIEWINGS & FURTHER INFORMATION

	Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk
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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 updated 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.