

GROUND FLOOR RETAIL PREMISES WITH UPPER PARTS AND PARKING TO LET / FOR SALE



47 Market Street, Heckmondwike, WF16 0EU



- 1,044 sq ft (96.66 sq m)
- Two storey retail premises
- Substantial ground floor retail space
- Car parking to rear
- Kitchen & Wc facilities on both floors
- Gas central heating
- Useful basement
- Convenient for Leeds, Huddersfield and motorway networks

DESCRIPTION

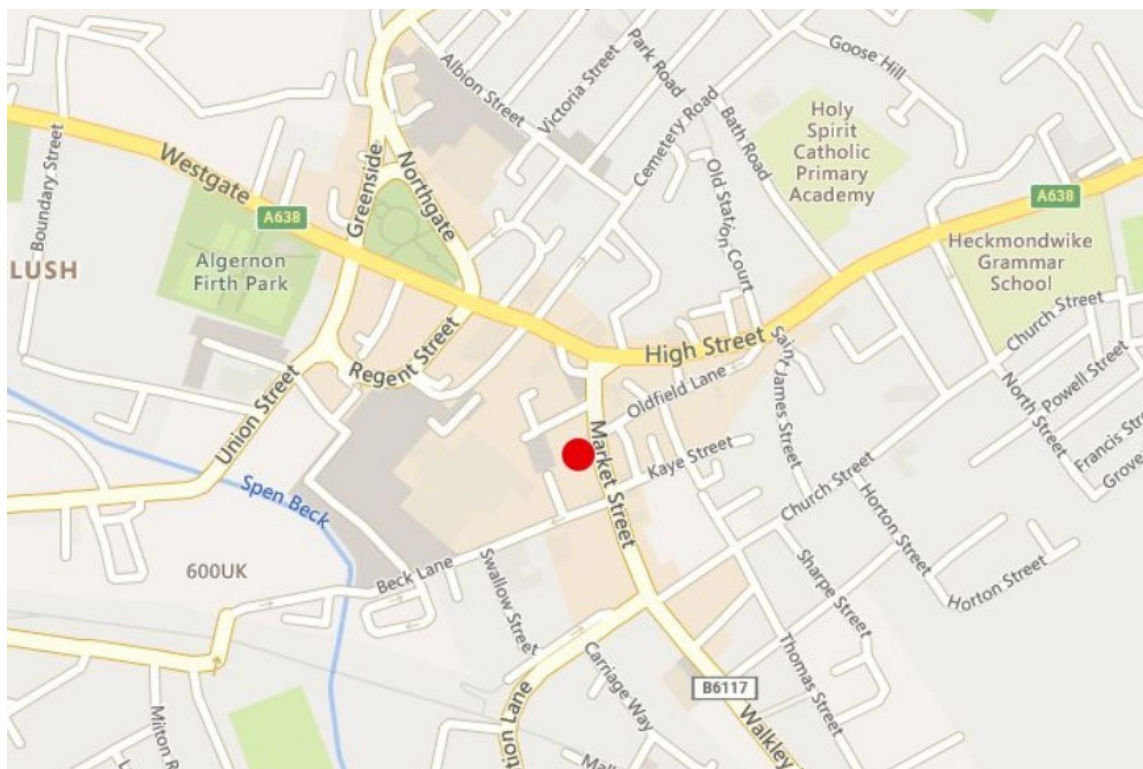
This is a mid terrace stone built property, the ground floor is broadly open plan with kitchen and WC facilities off to the rear. Internally the accommodation is well presented and benefits from a good window display to the front. A back door leads to the rear yard with space to park a car, although ample free parking is available in the town.

The upper parts consist of 2 spacious rooms, kitchen and Wc/shower room which are ideal for storage, office space or conversion into a 1-bedroom flat.

In addition the property benefits from having gas central heating and there is a substantial basement area which can be accessed from the rear car park.

LOCATION

The property occupies a prominent location on Market Street and close to the Market Place. Heckmondwike is well served with car parking and is convenient for Leeds, Huddersfield and the motorway network.



ACCOMMODATION

Ground Floor

Front 17ft 6in x 17ft 6in = 306 sq ft

Rear 15ft 9in x 13ft 3in = 209 sq ft

Kitchen 7ft 3in x 5ft 4in = 39 sq ft

First Floor

Kitchen 11ft 6in x 7ft 2in = 82 sq ft

Front Room 17ft 4in x 10ft 4in = 180 sq ft

Rear Room 14ft 4in x 15ft 6in = 228 sq ft

including shower and wc

Total Net Internal Accommodation = 1044 sq ft (97 sq m)

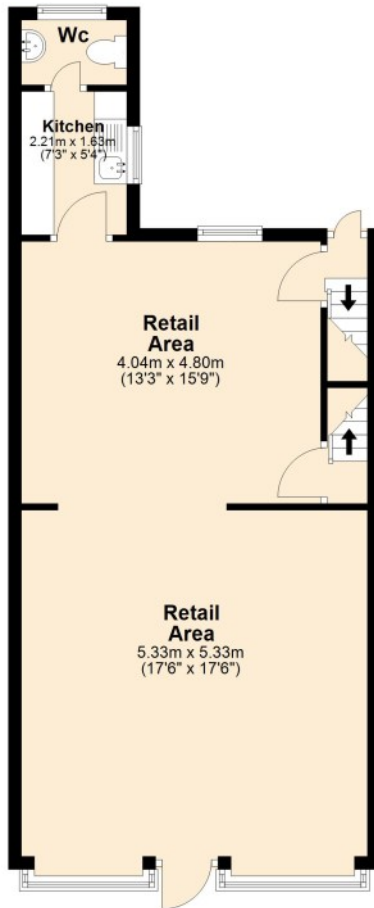
SUMMARY

SIZE	1,044 sq ft (96.99 sq m)
RENT	£10,000 per annum
LEASE TERM	Full Repairing and Insuring Basis
SALE PRICE	On application
RATEABLE VALUE	£9,700
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	D81



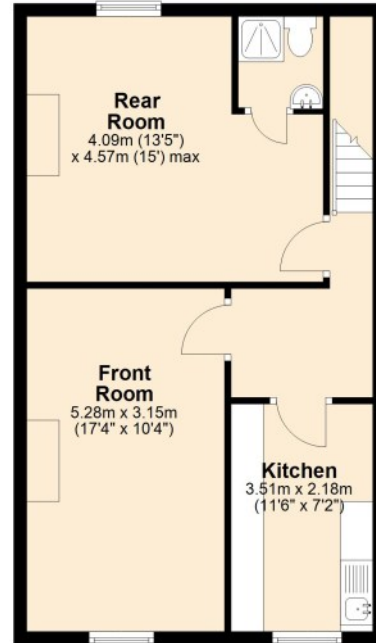
Ground Floor

Approx. 57.3 sq. metres (617.3 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.5 sq. feet)



Total area: approx. 108.4 sq. metres (1166.8 sq. feet)

VIEWING & 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 prepared February 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.