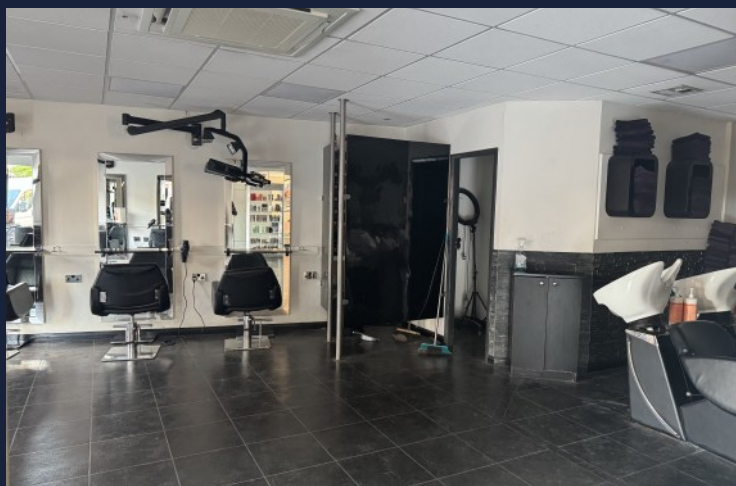


GROUND FLOOR RETAIL INVESTMENT PROPERTY FOR SALE



Dickinson House, 2 Bank Street, Ossett, WF5 8NW



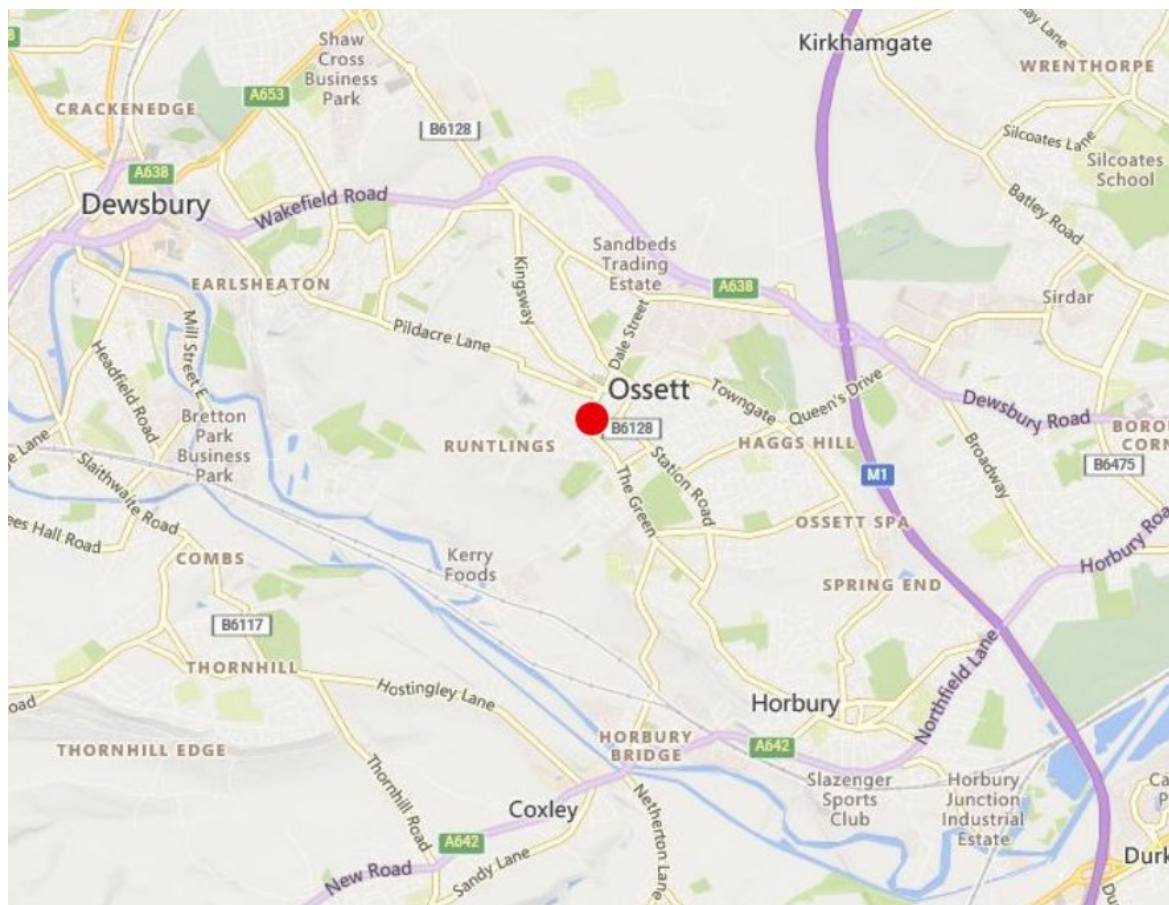
- 1,200 sq ft (111 sq m)
- Strong covenant
- Ground floor only
- Future development potential
- Prominent location
- Excellent car parking close by
- Popular market Town

DESCRIPTION

This is a superb ground floor retail unit which was originally designed to be two shop units but for the last 20 years has been home to Wakefield's premier hair salon operator who have been trading for over 40 years around the region.

LOCATION

The premises occupy a landmark location in the heart of Ossett town centre, on the fringe of the pedestrian area yet close to Ossett's main car parks.



ACCOMMODATION

Lefthand side - 19ft x 30ft = 570 sq ft

Righthand side - 21ft x 30ft = 630 sq ft

Including kitchenette & Wc

Total net internal area = 1,200 sq ft

LEASE DETAILS

At the point of completion a new lease will be signed with Philips Hair Salons Ltd for a term of five years with a rental of £15,000 per annum on Full Repairing and Insuring terms.

SUMMARY

PRICE	£180,000
TENURE	Freehold.
RATEABLE VALUE	£14,750
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assessment.

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 updated May 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.