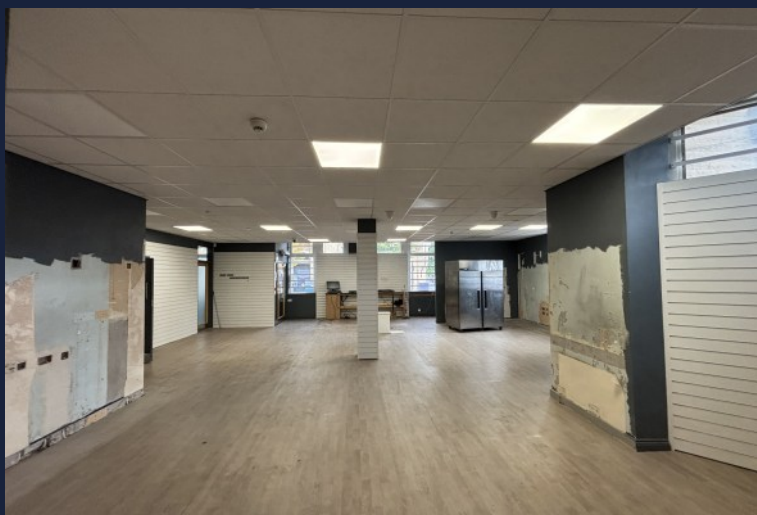


GROUND FLOOR COMMERCIAL SPACE TO LET



36 Station Road, Ossett, WF5 8AY



- 1,370 sq ft (127.27 sq m)
- £12,000 per annum
- Ground floor broadly open plan area
- Kitchen & Wc facilities
- Substantial basement storage
- Return frontage onto Prospect Road
- Situated in the heart of Ossett town centre

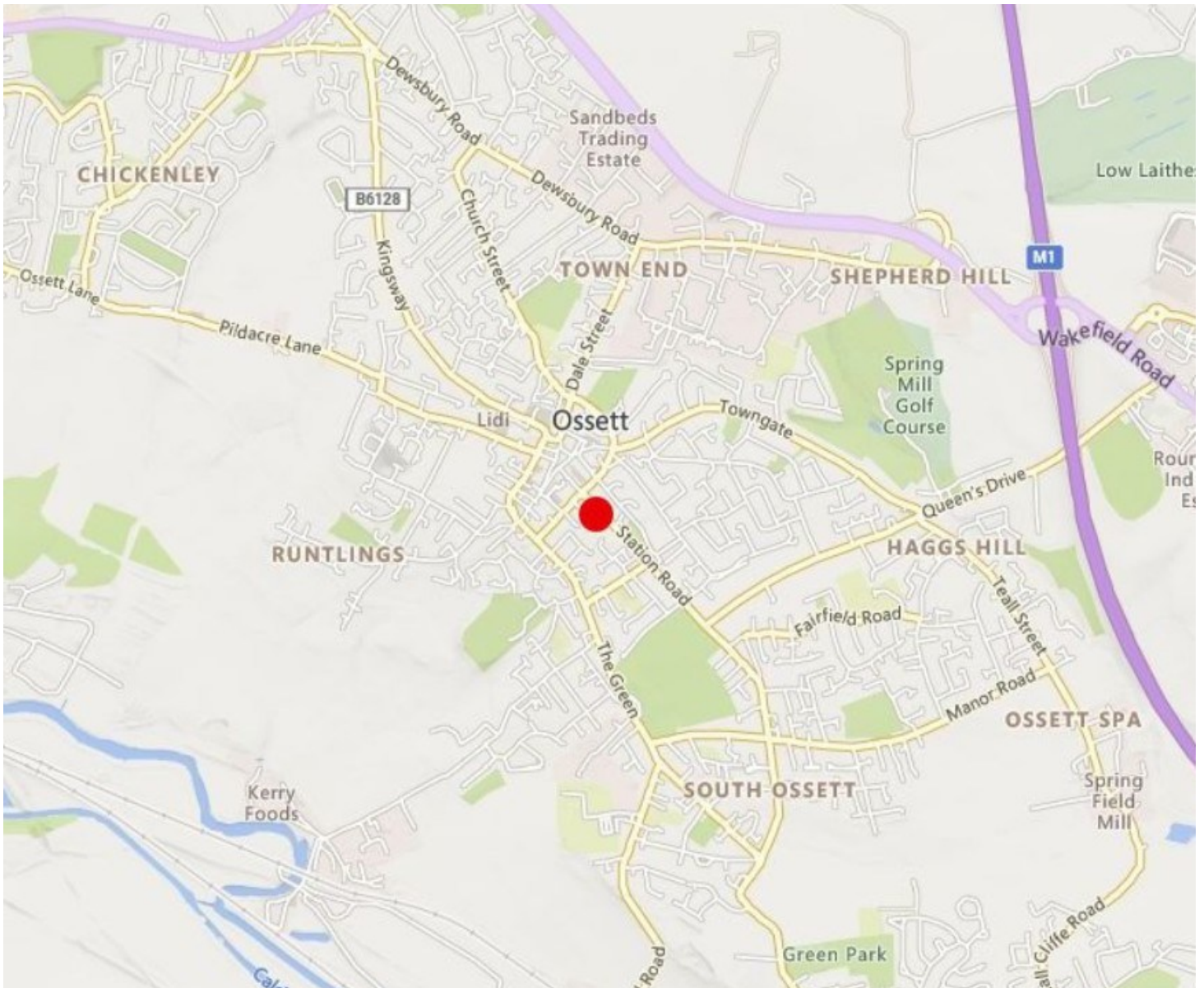
DESCRIPTION

This is a broadly open plan ground floor space comprising of multiple stores, kitchen and Wc facilities as well as substantial basement storage. The property would suit a variety of uses such as personal training, clinic, retail, beauty, hairdressers, leisure facility to name but a few. subject to receiving the necessary planning consents.

The property is well positioned, fronting onto both the pedestrianised Station Road and Prospect Road.

LOCATION

The property occupies a very prominent trading position on Station Road on the precinct area and is just a few pace away from Market Place and Town Hall. Ossett benefits from having a popular market and a select night time economy.



ACCOMMODATION

Front retail area- 32ft 6in x 24ft (less 70sq ft) = 710 Sq Ft

Rear retail area - 17ft 6in x 15ft 10in (less 37 sq ft) = 239 Sq Ft

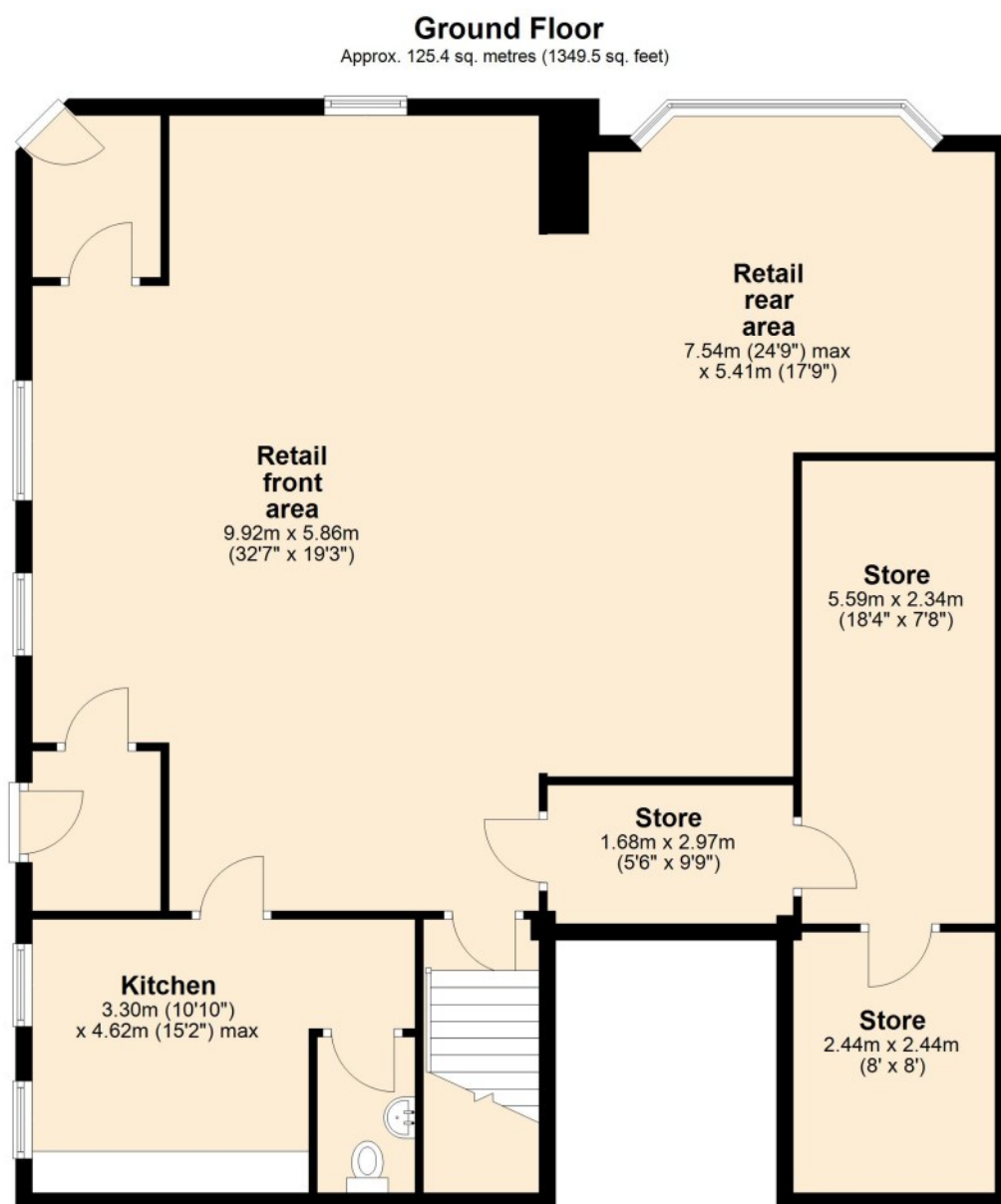
Kitchen - 15ft 2in x 10ft 10in = 164 Sq Ft (includes Wc)

Store- 9ft 9in x 5ft 6in = 54 Sq Ft

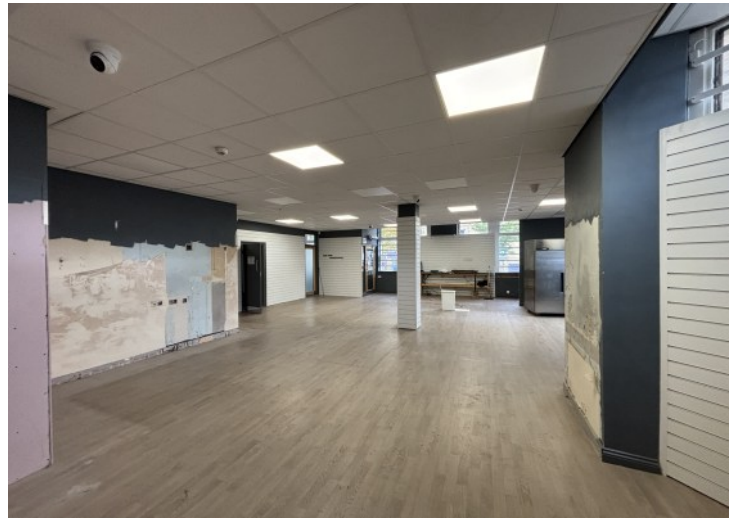
Store- 7ft 8in x 18ft 4in = 140 Sq Ft

Store/former safe - 8ft x 8ft = 64 Sq Ft

Total net internal area- 1,370 Sq Ft (plus basement storage)



Total area: approx. 125.4 sq. metres (1349.5 sq. feet)



SUMMARY

RENT	£12,000 per annum
LEASE	Internal Repairing and Insuring basis.
RATEABLE VALUE	£13,500
SMALL BUSINESS RATES RELIEF	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	D-83

VIEWINGS & FURTHER INFORMATION



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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 June 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.