

# FORMER RETAIL UNIT WITH SELF CONTAINED TWO BEDROOMED FLAT TO LET



26 Junction Lane, Ossett, WF5 0HA



- 745 sq ft (69.12 SQ M)
- Substantial private car park
- Rectangular premises
- Basement storage
- Security shutters to the front
- Ideal for a variety of users
- Close to town centre and motorway network

## DESCRIPTION

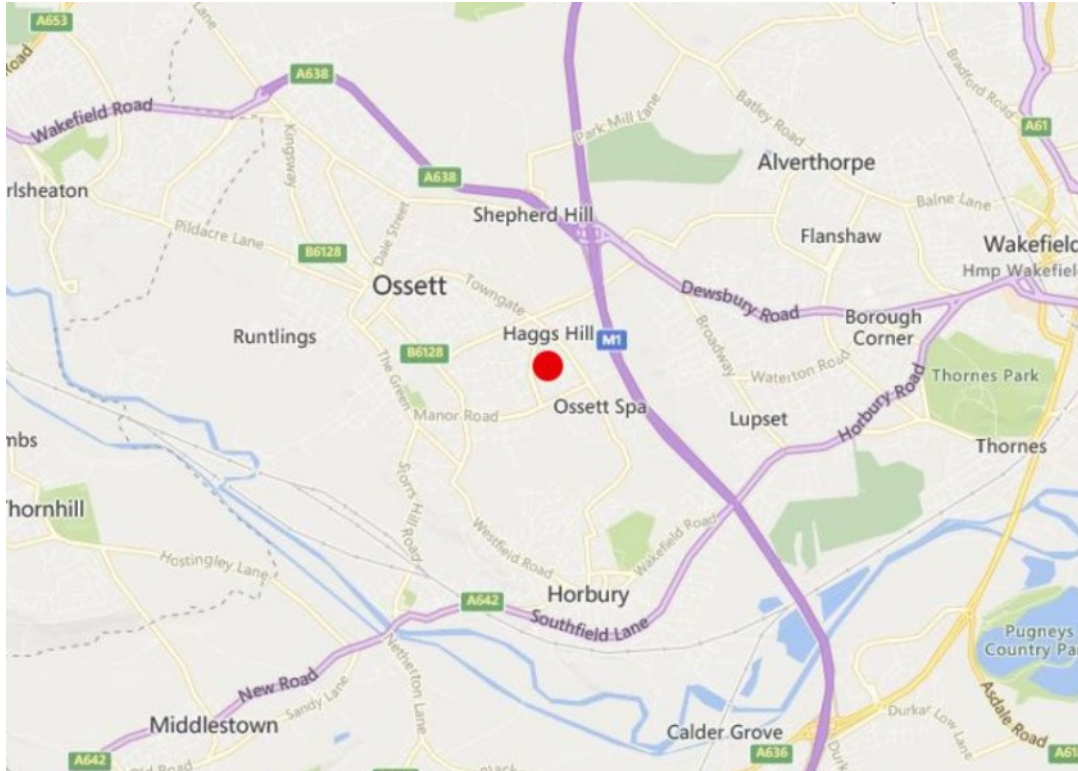
This detached brick built property was formerly utilised as a hair and beauty salon and will be let with vacant possession . In addition, there is a two bedroomed self contained flat which is very well presented and benefits from having gas central heating.

The ground floor is broadly rectangular and benefits from having a suspended ceiling, security shutters to the front and a substantial basement storage area. Whilst the premises are being used as a hair and beauty salon, the landlord would look at an alternative use who could benefit from the current internal layout.

To the side and to the rear of the property there is a substantial car parking area for approximately 10 cars.

## LOCATION

The property is situated in a mainly residential area on the fringe of Ossett Town Centre and is therefore convenient for all local amenities and is just a short drive from Junction 40 of the M1 Motorway.



## ACCOMMODATION

Ground Floor Shop 30ft x 24ft 10in = 745 sq ft including private treatment room, kitchenette & Wc

**Total net internal area = 745 sq ft (69 sq m)**

### First Floor Flat

Lounge - 18ft 4in x 12ft 5in

Kitchen - 19ft 3in x 9ft 0in

Bedroom 1 - 11ft 10in x 12ft 6in

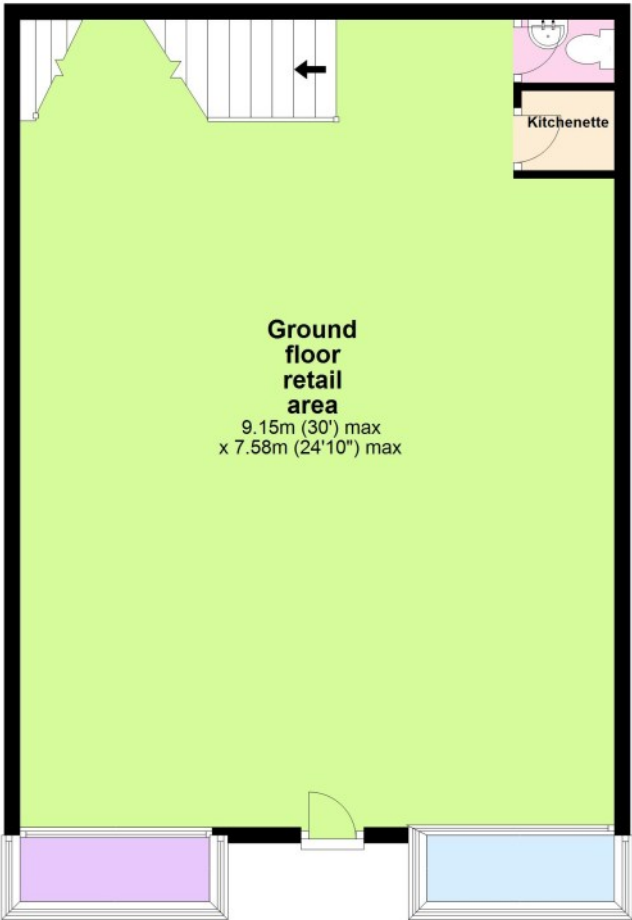
Bedroom 2 - 9ft 8in x 12ft 4in

Plus basement storage

SUMMARY

SIZE	745 sq ft (69 sq m)
RENT	£15,000 per annum
LEASE TERM	Full Repairing and Insuring Basis for a term to be decided.
RATEABLE VALUE	£5,700
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
COUNCIL TAX	Band A
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	26 Junction Lane - E-111 26a Junction Lane - D-68

Ground Floor



First Floor







## 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 April 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.