

# WORKSPACE TO LET

IDEAL FOR A VARIETY OF USES

**Vickers**  
carnley



10 NEW STREET, OSSETT, WF5 8BH



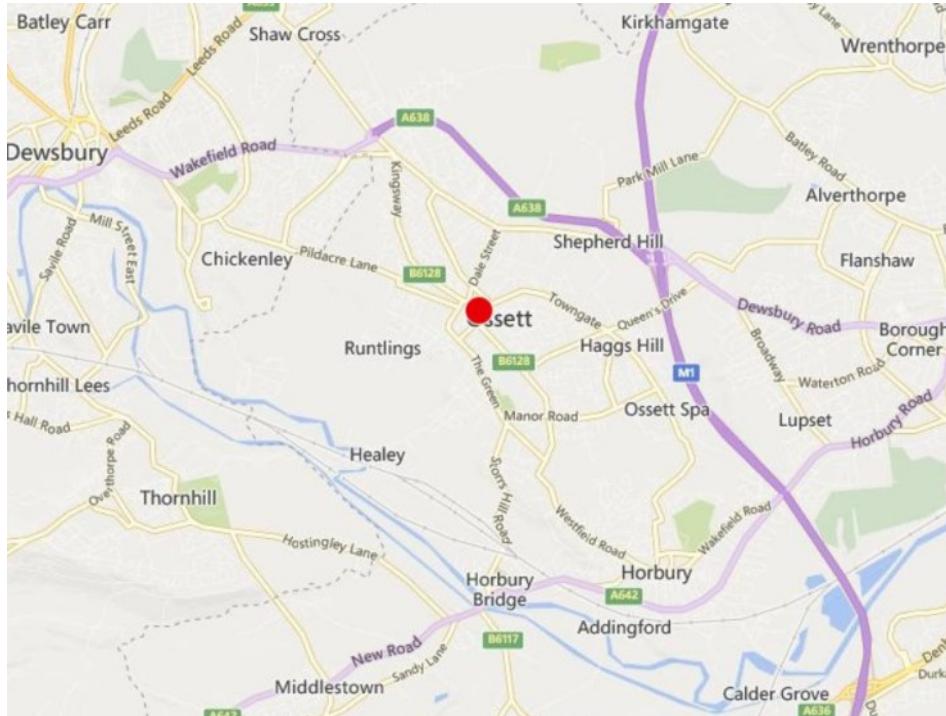
- 609 Sq Ft (57 Sq M)
- May suit clinic users
- Newly decorated
- Creative F.F. space
- Gas central heating
- Useful yard area / 1 car parking space

## DESCRIPTION

This two-storey end of terrace property offers very flexible space and would prove ideal for a variety of uses including offices, beauty, medical or therapy centre.

The ground floor consists of three rooms including a kitchen, while the first floor is mainly open plan with a kitchenette and separate bathroom.

Externally, there is a small yard area which is accessible via a secure roller shutter door. This space could be utilised as an outdoor seating area or parking for a small car. In addition, there is an opportunity to apply for 2 additional on street car parking permits.



## LOCATION

The property is ideally located in the Town Centre being close to all the local amenities along with excellent car parking. Ossett is convenient for Junction 40 of the M1 Motorway allowing rapid access in all directions.

## ACCOMODATION

### Ground Floor

Front - 15ft 7in x 14ft 10in = 231 sq ft

Rear - 9ft 5in x 13ft = 122 sq ft

Kitchen - 9ft x 10ft = 90 sq ft

### First Floor

Office - 14ft 5in x 11ft 6in = 166 sq ft - with kitchenette

Plus Wc & Shower

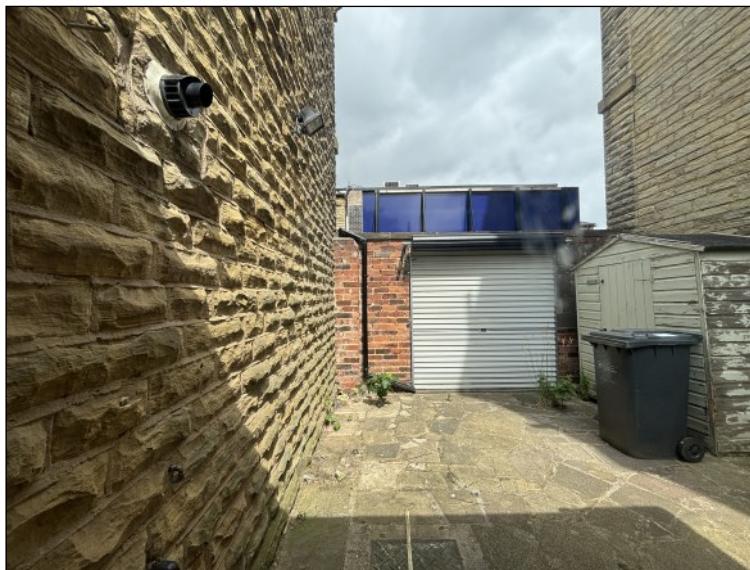
**Total net internal area = 609 sq ft**

## SUMMARY

<b>RENT</b>	£9,000 per annum. The first 3 months rent is to be paid in advance.
<b>LEASE TERM</b>	Full Repairing and Insuring Basis.
<b>RATEABLE VALUE</b>	£5,300
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>BOND</b>	TBC
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	D-100

## VIEWINGS & FURTHER INFORMATION

	<b>Lee Carnley</b> 01924 291500 <a href="mailto:lee.carnley@vickerscarnley.co.uk">lee.carnley@vickerscarnley.co.uk</a>
	<b>Isobel Smith</b> 01924 291500 <a href="mailto:isobel.smith@vickerscarnley.co.uk">isobel.smith@vickerscarnley.co.uk</a>



### 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 July 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.