

# GROUND FLOOR RETAIL UNIT TO LET



66a Bank Street, Ossett, Wakefield, WF5 8NW



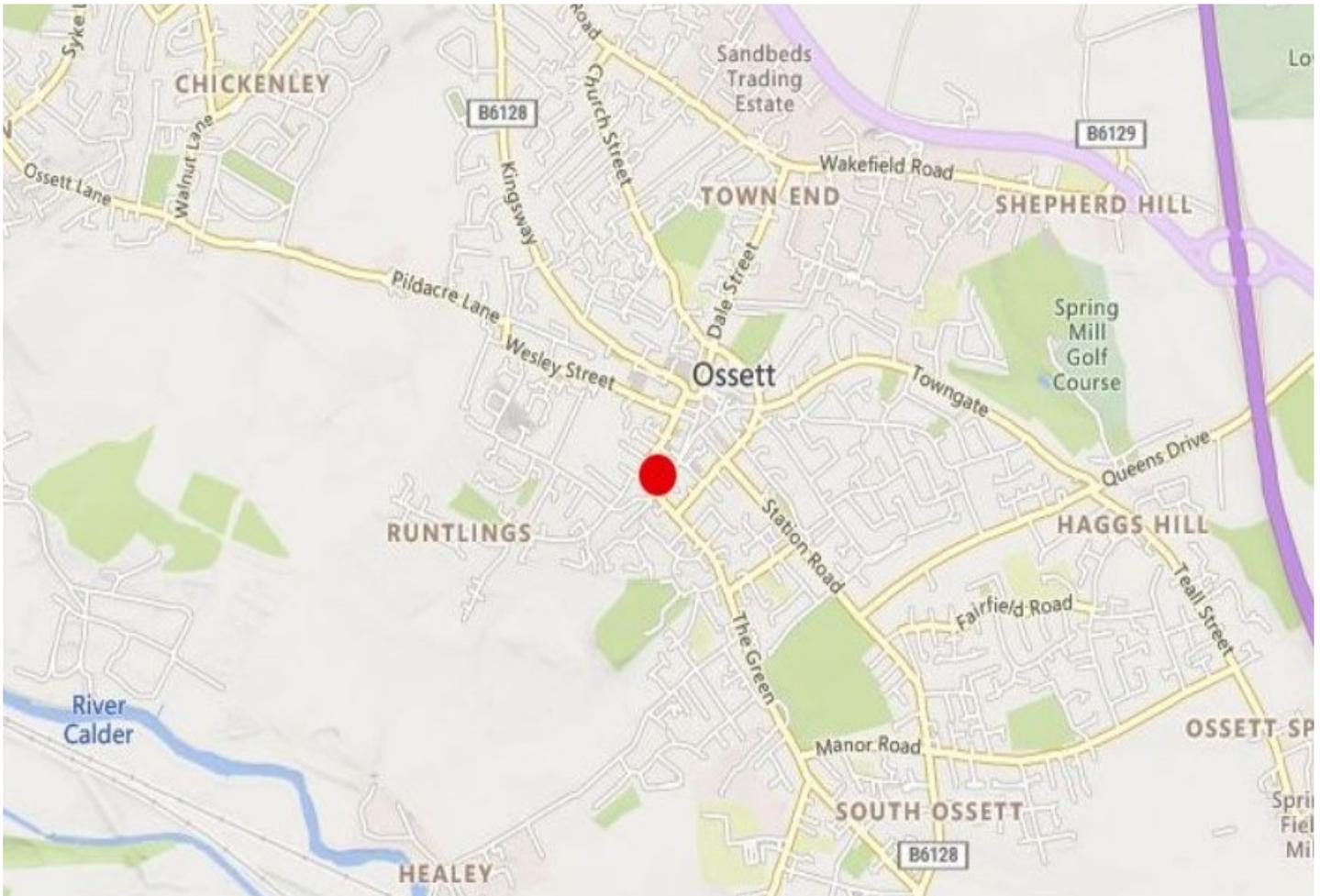
- £9,000 per annum
- Newly refurbished
- On street car parking to the front
- Convenient trading position
- Easy walking distance to all local amenities
- Kitchen & Wc facilities
- Spacious retail area

## DESCRIPTION

This is a newly refurbished ground floor shop unit with spacious retail area. The premises are broadly open plan with a kitchen and Wc area to the rear and access to cellar.

## LOCATION

The property occupies a very convenient trading position on the fringe of Ossett Town Centre and benefits from having on street car parking directly to the front. Ossett is well served by the motorway network with Junction 40 of the M1 Motorway close by.



## ACCOMODATION

Main retail area - 16ft 6in x 24ft 9in = 408 sq ft

Kitchen - 7ft 6in x 6ft 6in = 49 sq ft

**Total area = 457 sq ft plus Wc facilities**

## SUMMARY

<b>SIZE</b>	457 Sq Ft (42.46 Sq M)
<b>RENT</b>	£9,000 per annum
<b>LEASE</b>	Full Repairing and Insuring
<b>RATEABLE VALUE</b>	£4,600
<b>SMALL BUSINESS RATES RELIEF</b>	For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	Awaiting assessment.

## VIEWINGS & FURTHER ENQUIRIES

	<b>Lee Carnley</b> 01924 291500 lee.carnley@vickerscarnley.co.uk
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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 December 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.