

TOWN CENTRE RETAIL UNIT TO LET



17 Bank Street, Ossett, Wakefield, WF5 8PS



- 586 sq ft (54 sq m)
- 2 Car parking spaces to the rear
- Popular trading position
- Well presented throughout
- Excellent security provision
- Large display windows
- Ample car parking close by

DESCRIPTION

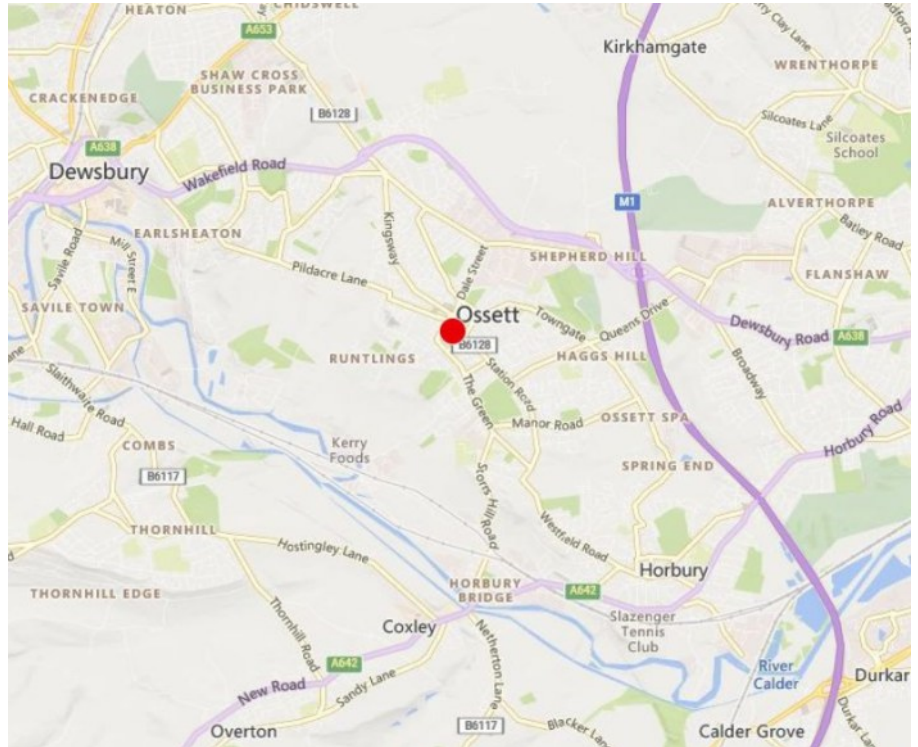
This is a ground floor retail space which for many years has been use as a jewellers shop.

Internally, the premises are very well presented and offer an attractive sales area with stores, kitchen and office facilities to the rear. The property benefits from having excellent security provisions along with very visible display windows making this an ideal opportunity for either a retailer or beauty/clinic operator.

LOCATION

The premises occupy an excellent trading location and convenient position in the centre of Ossett fronting onto the precinct where the vibrant market is located two days a week. and opposite the Wellgate Shopping Centre.

Ossett is well served via the motorway network with junction 40 less than 1.5 miles away and is of course convenient for neighbouring Wakefield and Leeds.



ACCOMODATION

- Main retail area - 22ft 9in x 17ft 5in = 398 sq ft
- Small office (right) - 13ft x 7ft = 91 sq ft
- Small kitchen - 10ft 4in x 6ft 3in = 64 sq ft
- Small office (left) - 5ft 10in x 5ft 9in = 33 sq ft

Total net internal area = 586 sq ft (Plus Wc facilities)

SUMMARY

RENT	£12,600 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£10,500
SMALL BUSINESS RATES RELIEF	Applicable. 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-90

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 created March 2026 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.