

COMPACT RETAIL UNIT TO LET



19A HORBURY ROAD, OSSETT, WF5 0BN



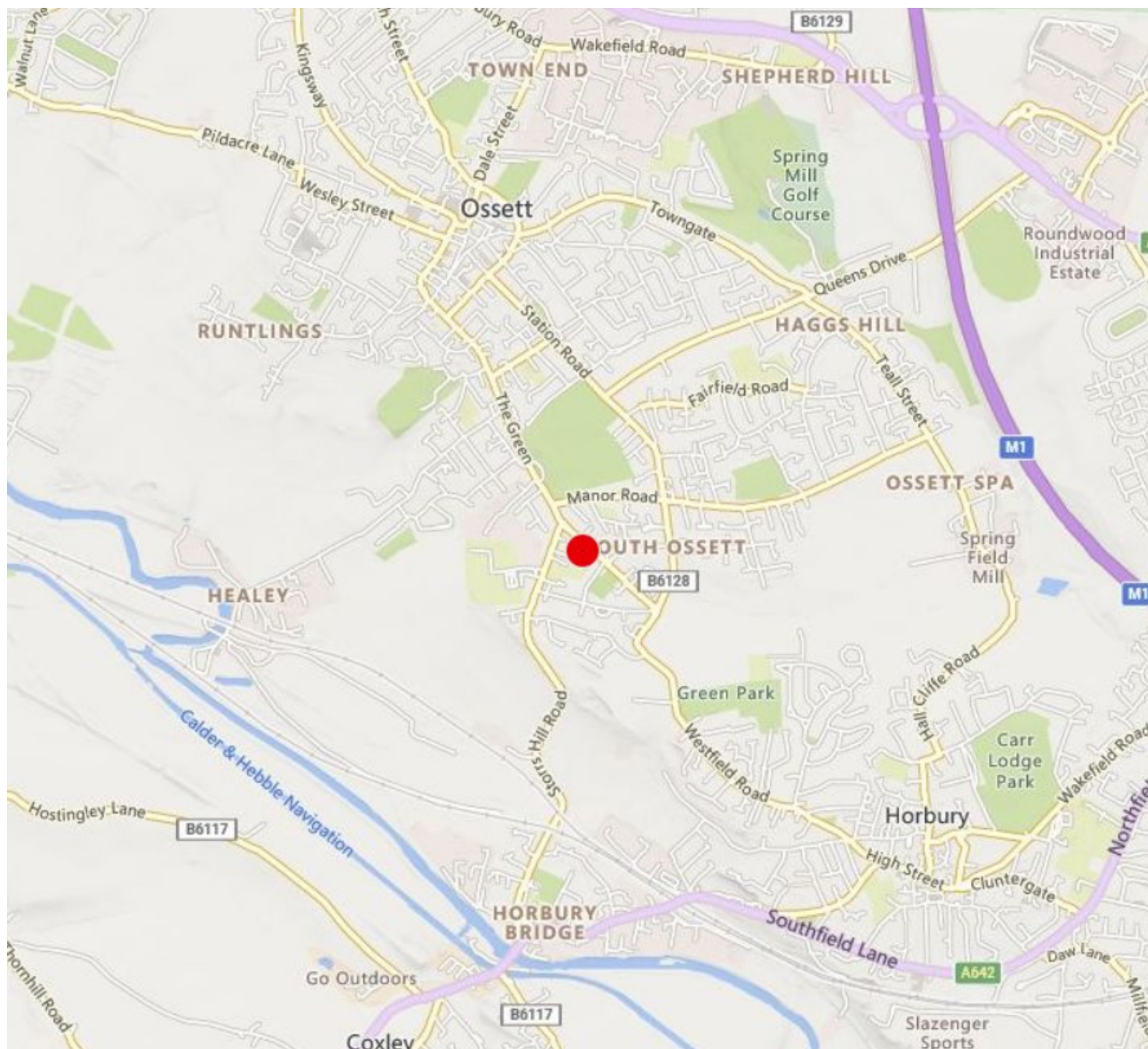
- 192 Sq Ft (17.84 sq m)
- £6,000 per annum
- Former cake shop
- Well presented
- Two electric ovens
- Main road position
- Ideal for a first time business
- Wc

DESCRIPTION

This former cake shop would offer an ideal opportunity to anyone requiring a retail unit with low running costs and start up costs. Internally, the property benefits from having a laminate floor, suspended ceiling, two electric ovens, sink unit and Wc.

LOCATION

The property occupies a very visible trading position fronting onto Horbury Road, nearly opposite the church and is therefore convenient for both neighboring Ossett and Horbury.



ACCOMMODATION

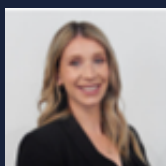
Shop - 16ft x 12ft = 192 sq ft

SUMMARY

RENTAL	£6,000 per annum
LEASE TERMS	Full Repairing and Insuring lease.
RATEABLE VALUE	£3,650
BUILDINGS INSURANCE	To be confirmed.
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	C-52



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 September 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.