

FOR SALE WITH VACANT POSSESSION

Shop and Upper Parts

64 Market Place, Heckmondwike, WF16 0HX



LOCATION

Heckmondwike is a town in West Yorkshire, situated approximately 9 miles south west of Leeds. The town is located on the A638 which leads to Dewsbury to the south east and is also close to the intersection of the A62 which leads to Huddersfield to the south east.

SITUATION

The property is situated in a prominent location fronting the main road opposite a small parade of retail units. The property benefits from a car park directly opposite with up to 2 hours free parking.

Nearby national occupiers include Fultons Foods, Superdrug, Greggs and Morisons Supermarket.

TENURE

Freehold with vacant possession.

DESCRIPTION:

The subject property comprises a two storey traditionally originally constructed stone built former bank arranged over ground and first floor with a brick built extension to the rear. The prominently positioned property benefits from a glazed return frontage.

The ground floor comprises of a main banking hall, staff counter, 3 meeting rooms and a back office. The first floor comprises of two offices, 2x W/C's, staff room kitchen and a big storage room. There is a fire exit to the rear of the property.

Internally the property benefits from carpeted floors, suspended ceilings with fluorescent lighting and air conditioning throughout.

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ACCOMMODATION

The unit extends to the following approximate floor areas calculated in line with the RICS Code of Measuring Practice, (6th ed)

Ground Floor: 1,779 sq ft / 165.25 sq m

(Ground Floor (ITZA): 886 sq ft / 82.31 sq m)

First Floor: 1,111 sq ft / 103.26 sq m

TOTAL NIA: 2,890 sq ft (268.49 sq m)

RATES

Rateable Value £17,750
UBR 0.493

Rates Payable £8,751

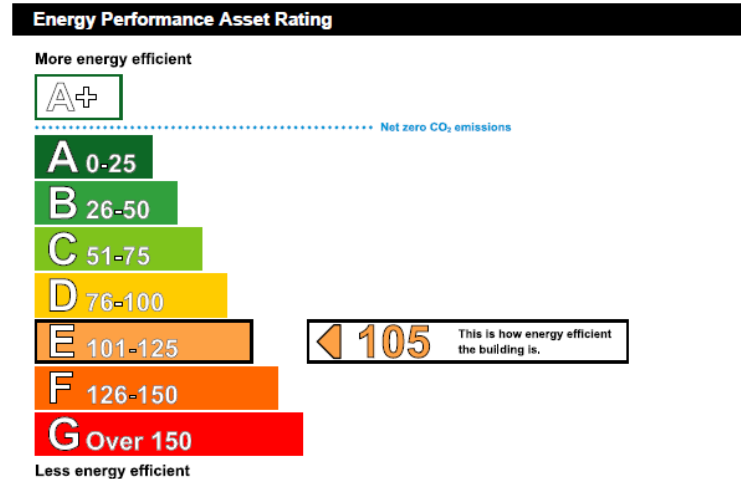
Interested parties should verify these figures with the Local Authority.

PLANNING:

The unit currently benefits from A2 planning use.

The unit could be used for a variety of uses, subject to the necessary planning consents.

ENERGY PERFORMANCE CERTIFICATE



Each party is to be responsible for their own legal costs.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£145,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn.

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1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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