

# FOR SALE /

# TO LET

# Wharfedale Property

Shop Unit 2, 2 Low Lane, Birstall WF17 9EY

## Prominent Town Centre Retail Unit



760 ft<sup>2</sup> ( 70.53m<sup>2</sup>)

Price: £95,000 plus VAT

Rent: £9,500 per annum exclusive

- Located within the heart of Birstall Town Centre
- Well positioned on Low Lane near the Co-op Store and the Post Office
- Suitable for both established and new businesses
- EPC Rating - E (106)

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)

[info@wharfedaleproperty.co.uk](mailto:info@wharfedaleproperty.co.uk)

# 01924 476496

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## Location

The premises forms part of the main shopping hotspots of Birstall and is situated at a prominent intersection between Chapel Lane and Low Lane (A643), the main arterial highway running through the centre of Birstall.

The premises boast substantial frontage to Low Lane and Chapel Lane and is situated directly across from Birstall's well known Market Place.

Nearby occupiers include the Co-op and the Post Office, with a variety of sole traders and SME's occupying the neighbouring retail and leisure units.

## Description

Shop Unit 2, 2 Low Lane comprises a spacious open plan retail sales area with rear designated storage area, kitchenette facility and toilet. The unit benefits from large full height shop front glazing and on a prominent corner on the Birstall high street.

## Terms

Preferred disposal of our 299 year Long Leasehold interest with circa 288 years unexpired. Alternatively, available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews.

## Rent

Price: £95,000 + VAT for the Long Leasehold interest

Rent: £9,500 + VAT per annum exclusive

## VAT

All figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

## Services

Mains electricity, water and drainage are connected to the property.

## Business Rates

Shop & Premises: £10,250 Rateable Value

The unit is eligible for Small Business Rate Relief subject to qualification. The tenant/purchaser is to be responsible for payment of business rates direct to the relevant Charging Authority.

## Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in a rental transaction.

## Accommodation

Measured on a Net Internal Area basis, the unit extends to approximately 760 ft<sup>2</sup> (70.53 m<sup>2</sup>) and comprises:

Description	ft <sup>2</sup>	m <sup>2</sup>
Main Retail Sales	694	64.44
Storage Areas	66	6.09

## Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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