

FOR SALE /

TO LET

Wharfedale Property

Unit A Grove Mills, High Street, Heckmondwike WF16 0AD

Workshop and Office Accommodation within Secure Compounds



1,431 ft² (132.97 m²) on a site extending to approximately

3,950 ft² (0.09 Acres)

- Located within close proximity to Heckmondwike Town Centre
- Rare opportunity to purchase the Freehold interest
- Suitable for both established and new businesses
- Suitable for a variety of operations and uses (Subject to Planning)

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Location

The property is situated within the Grove Mills complex to the rear of the Brian Jackson centre, approximately ¼ mile from Heckmondwike town centre. The site is accessed from High Street (A638), part of the main arterial route linking Heckmondwike with Dewsbury town centre to the southeast. This is a convenient location for motorway access with Junction 26 of the M62 approximately 4 miles to the northwest and Junction 27 approximately 3 miles to the north.

Description

The property comprises a single storey brick-built workshop to the rear divided into two workshop / storage areas, with an additional single storey brick built office and canteen to the front of the site together with attached 'Portakabin' style office / storage space.

The premises are secured with palisade fencing around the 2no. compounds.

Terms

Preferred disposal of our Freehold interest. 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

On Application

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: £4,550 Rateable Value

The unit is eligible for Small Business Rate Relief subject to qualification. The purchaser / tenant 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.

Accommodation

Measured on a Net Internal Area basis, the Property extends to approximately 1,431 ft² (132.97 m²) and comprises:

Description	ft ²	m ²
Workshop	847	78.68
Office Building	361	33.55
'Portakabin' Style Building	223	20.74

Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: 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.