

TO LET Wharfedale Property

Unit 2 Fountain Court Retail Park, Huddersfield Road, Roberttown WF15 7PH

Prime Positioned Out-of-Town, New Build Retail Unit



3,229 ft² (300 m²)

Rent: On Application

- Highly prominent Retail Park with occupiers Sainsburys and Greggs
- Strategic location with substantial frontage to exceptionally busy A62 Huddersfield Road
- Situated within managed estate with excellent shared car park and rear service yard
- EPC Rating - TBC

www.wharfedaleproperty.co.uk
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01924 476496

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Location

Fountain Court Retail Park is strategically located with significant frontage to the main Huddersfield / Leeds Road (A62) on the outskirts of both Roberttown, Liversedge and Mirfield.

The A62 Huddersfield / Leeds Road connects both Huddersfield Town Centre and Junction 25 (Brighouse) of the M62 with Birstall. Junction 27 of the M621 is situated just 5 miles North East of the site.

Description

Fountain Court Retail Park comprises a prime out-of-town retail park with blue-chip tenants Sainsburys & Greggs. Other tenants on the estate include Atlas Carpets & Flooring – a premium flooring showroom.

The last remaining vacant Unit (Unit 2) will benefit from a concrete floor, 2no. rear insulated / powder coated roller shutter doors and matching steel fire exit doors, glazed frontage to match the neighbouring occupiers and benefits from the large shared car park to the front of the Retail Park.

Terms

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 where applicable.

VAT

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

Buildings Insurance & Service Charge

Figures can be provided upon request.

Business Rates

To be reassessed by the Valuation Office Agency upon occupation.

The 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.

Services

Three phase electricity, water and drainage are connected to the property.

Accommodation

Measured on a Gross Internal Area basis, the unit extends to approximately 3,229 ft² (300 m²).

Viewing

Strictly by appointment only, contact:

Wharfedale Property	Joe Oade	01924 476 496
Michael Steel & Co	Alec Michael	0113 234 8999

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.

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