FOR SALE

Wharfedale Property

7-9 Westgate, Heckmondwike WF16 0HE

Prominent Town Centre Former Café / Retail Unit with Parking to the Rear



1,393 ft² (129.41 m²)

Price: On Application

- Well positioned on Westgate, within the heart of Heckmondwike Town Centre
- Freehold Interest Available with Vacant Possession
- Situated opposite the new £10.5m Heckmondwike Bus Station
- EPC Rating –D(76)

www.wharfedaleproperty.co.uk

info@wharfedaleproperty.co.uk

01924 476496

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Location

The property is situated fronting Westgate in Heckmondwike, which continues to be a successful High Street with a range of local, regional and national retailers, including Superdrug, Greggs and Card Factory situated just a stones throw away.

The main road, the A638 Westgate intersects with the loop road, B6117 Northgate, on the corner of which sits the newly constructed £10.5m Heckmondwike Bus Station, situated less than 40 meters from the former Cherry Tree Tea Rooms. Heckmondwike is easily accessible to the M62 with junctions 25, 26 and 27 of the M62 within a short drive away.

Description

7-9 Westgate (formerly known as The Cherry Tree Tea Rooms) comprises a two-storey stone built mid-terrace building, with basement below, under a pitched slate roof with ground level access off Westgate. For the last c.25 years, the building has been used as a Tea Rooms (with takeaway facility), and storage to the First Floor. The building is ideal for potential mixed used conversion, with Ground Floor Retail / Café/ Restaurant / Take Away potential, and first floor residential conversion, subject to planning.

Terms

Sale of our Freehold Interest (subject to a small section of Long Leasehold Interest to the Right Hand Side neighbour)

Price

Price: On Application

VAT

All figures are quoted exclusive of VAT.

Services

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

Business Rates

Shop & Premises: £10,500 Rateable Value

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

Legal Costs

The purchaser is to be responsible for both parties' legal costs incurred in the transaction.

Accommodation

Ground Floor	Café / Retail Unit	87.58m²	(943 ft²)
First Floor	Storage	34.98m²	(379 ft²)
Basement	Storage	20.44m²	(220 ft²)
Total		129.41m²	(1,393 ft²)

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.

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