



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET/may sell**

## **PROMINENT TOWN CENTRE RETAIL PREMISES WITH USEFUL UPPER FLOOR SPACE**

**1-3 MARKET PLACE, OSSETT,  
WEST YORKSHIRE, WF5 8PY**

149m<sup>2</sup> (1,602 sq ft)



- High profile corner unit fronting Market Place in Ossett town centre
- **Re-available following abortive negotiations** and fronting the pedestrian area of Ossett Town Centre
- Potentially suitable for a variety of retail/commercial uses (STP) and occupation available within reasonable timescales

**0113 2348999**

## Location

The property is located on the western side of Market Place between Old Church Street and Wesley Street. Ossett Town Hall is immediately to the north east.

Ossett is well situated for access throughout the region with main arterial routes linking to both the North Kirklees district and Wakefield and in particular being adjacent to the M1 motorway (Junction 40).

## Description

The property comprises a three-storey stone-built premises with retail space on the ground floor and ancillary space at first and second floor level. The property has full height glazed windows to Market Place with an ornate stone facade above.



## Accommodation

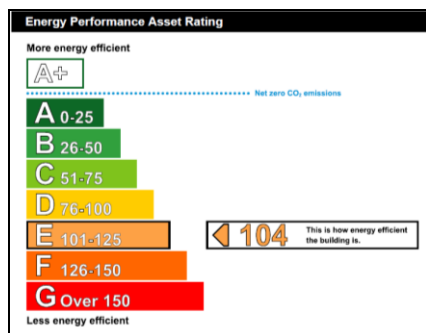
|                                |                                          |
|--------------------------------|------------------------------------------|
| Ground floor shop              | 68.41m <sup>2</sup> (734 sq ft)          |
| First floor                    | 58.7m <sup>2</sup> (630 sq ft)           |
| Second floor                   | 22.13m <sup>2</sup> (238 sq ft)          |
| <b>Net Internal Floor Area</b> | <b>149.23m<sup>2</sup> (1,602 sq ft)</b> |

Toilet accommodation is provided on the first floor.

## Services

We are advised 1-3 Market Place benefits from mains services including water, sewer drainage and electricity in addition to individual appliances including lighting. However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Energy Performance Certificate



## Rating

The premises are rated as Shop & Premises with a rateable value of £12,250.

The National Uniform Business Rate for 2019/20 is 49.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

We are advised the premises currently benefit from consent for retail purposes although could be suitable for commercial uses, subject to requisite consent.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield City Council Tel: 0345 8506506.

## Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a term of years to be agreed incorporating, regular rent reviews.

## Rent

£280 per week exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

## Price

The landlords have intimated they may consider a freehold disposal of the property.

## VAT

All rents and prices are quoted exclusive of VAT (if applicable).

## Legal Costs

In the event of a letting the ingoing tenant is to be responsible for the landlord's reasonable legal costs.

## Viewing/Enquiries

Strictly by appointment only with the sole agents: -

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 2725/A/RB  
Updated January 2020

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.