

TO LET

RETAIL PREMISES

**157 ROBERTTOWN LANE
ROBERTTOWN
WF15 7LE**



647 ft² (60.13 m²)

- **Located within popular village centre**
- **Private on-site car parking facilities**
- **100% Small Business Rate Relief, subject to qualification**
- **EPC rating – F (128)**

Hanson Chartered Surveyors
Oak House New North Road Huddersfield HD1 5LG
Telephone 01484 432043

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Location

The property is prominently situated within a well-established parade of shops with frontage to Roberttown Lane in Roberttown village centre.

Roberttown is a popular village with vibrant village centre, with a well-balanced mix of small, independent businesses.

Description

The property comprises a detached, double-fronted, single storey unit of brick construction, with concrete floor, beneath a flat roof.

The property benefits from a large double fronted display window and pedestrian entrance door, tiled walls, vinyl flooring and fluorescent strip lighting.

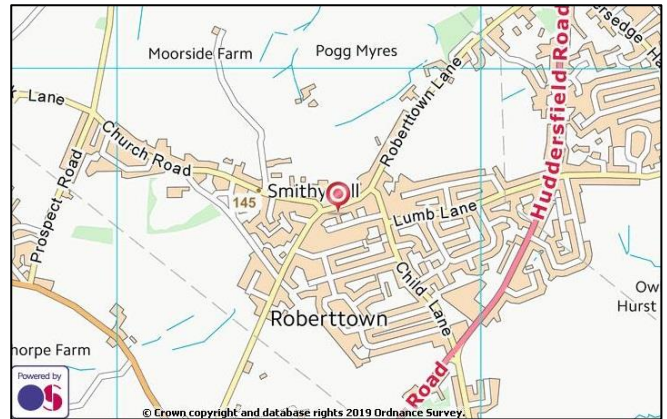
Externally, the property benefits from private parking to the side and rear.

Business Rates

The premises are assessed for non-domestic rating purposes, as follows:

Shop and premises: £5,100 Rateable Value

The current Uniform Business Rate for 2019/2020 is 50.4p in the £, ignoring small business allowances and transitional relief.



Accommodation

	ft ²	m ²
Retail Area	430	40.01
Ancillary Area	218	20.07
Total NIA	647	60.08

Measurements taken in metric and converted to nearest imperial equivalent.

Terms

Available by way of a new tenancy for a term of years to be agreed at a rent of **£7,500** per annum exclusive.

VAT

VAT will be charged on the rent.

Buildings Insurance

The buildings insurance premium relating to this property is £140 for the year to 31 December 2019.

Legal Costs

The incoming tenant is to be responsible for the reasonable legal costs of both parties incurred in this transaction.

Viewing

Strictly by appointment with the agents, please contact:

Hanson Chartered Surveyors Tel. 01484 432043
Phil Deakin phil@hanson-cs.co.uk

Walker Singleton Tel. 01484 477600
Ross Thornton ross.thornton@walkersingleton.co.uk

Subject to Contract

Ref. 1254/39126

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

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PROPERTY MISDESCRIPTORS ACT 1991

Whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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