



UNIT 7

Towngate, Ossett
West Yorkshire
WF5 9BL

Local Occupiers Include

CORAL  **Ladbrokes**

AUTOGEAR OSSETT



DESCRIPTION

Towngate is a parade of retail units arranged on ground and first floors in the centre of Ossett, opposite the Market Square. A 30 space car park is provided to the front of the parade. The unit benefits from a large return frontage, providing excellent visibility and prominence.

- Corner retail unit in parade of shops
- Located in centre of Ossett opposite Market Square
- Within close proximity to Ossett bus station
- Retailers include Coral, Allsorts and Autogear

UNIT SIZE

Total Area: 2,879 sq.ft (267.5 sq.m)

Ground Floor: 1,429 sq.ft (132.8 sq.m)

First Floor: 1,450 sq.ft (134.7 sq.m)

RENT

£30,000 per annum, exclusive of VAT (pax)

BUSINESS RATES

Rateable Value: £32,500.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,203.48

Insurance: £915

ENERGY PERFORMANCE

EPC rating of C. Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS



10

Retail Units On-Site



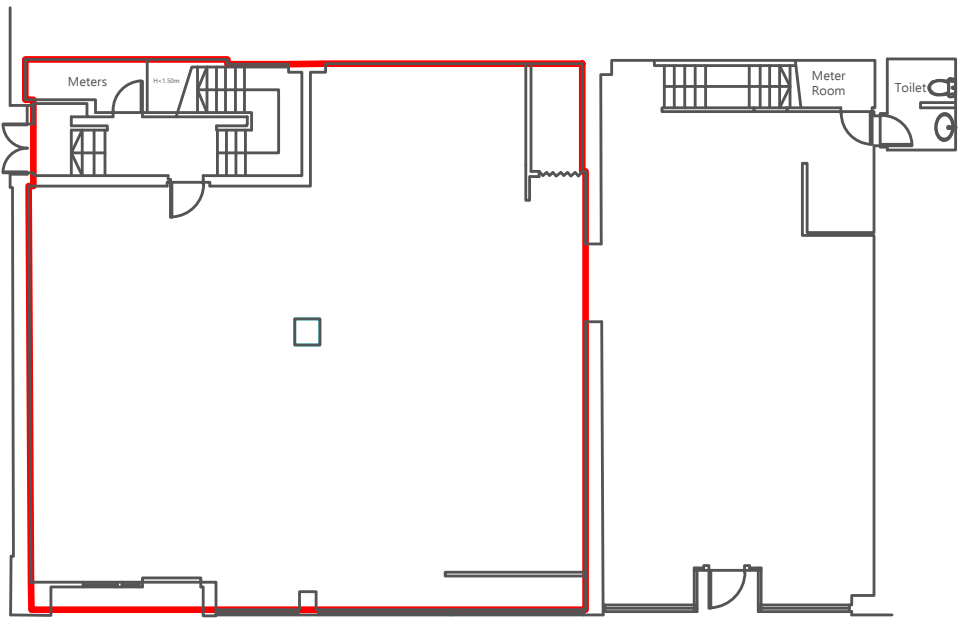
2,879 sq.ft

Total Unit Area



What Three Words

retail.parade.convenience

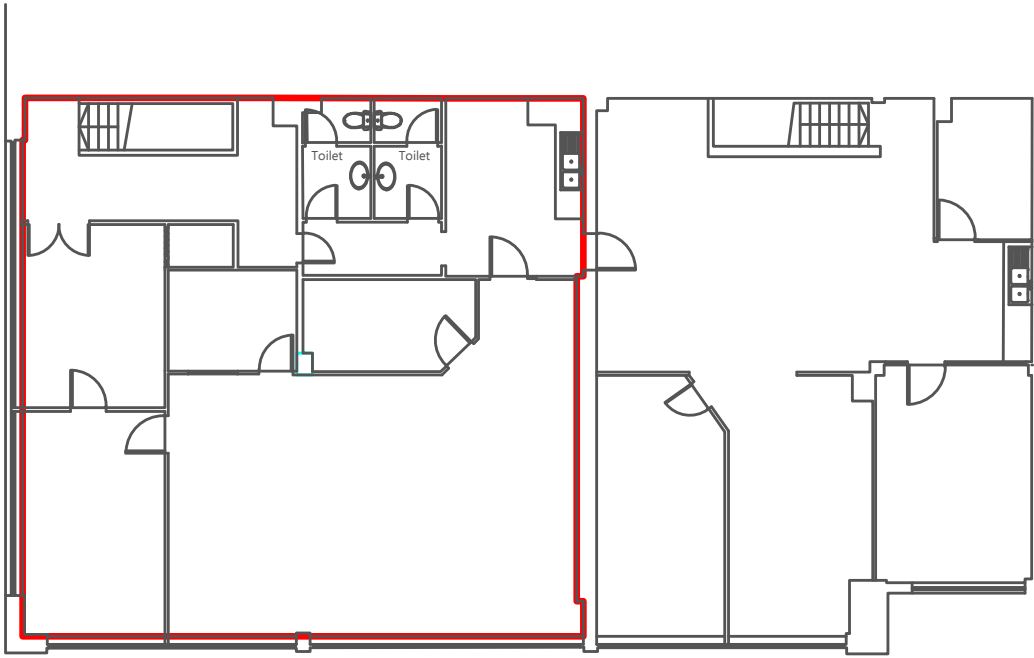


Unit 7

Unit 9

Ground Floor

1,429 sq.ft (132.8 sq.m)



Unit 7

Unit 9

First Floor

1,450 sq.ft (134.7 sq.m)

