

TO LET

**20 Commercial Street
Batley
WF17 5HH**

- Prominent town centre retail unit
- 104.74 m² (1,127 ft²)
- Immediately available
- Nearby occupiers include Lloyds Bank, Ladbrokes Bookmakers and Tesco Express



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Location

The property is situated on and benefits from a prominent frontage to Commercial Street which forms the main retail parade within Batley town centre. Nearby occupiers include Lloyds Bank, Ladbroke's Bookmakers, Shelter Charity Shop and the Commercial Street entrance to Tesco Express.

Description

The property comprises a two storey attic and basement mid terrace building being of stone construction under a dual pitched slated roof.

Internally the property provides modern ground floor and first floor retail space with a timber framed and glazed shop front to Commercial Street. Kitchen and WC facilities are found on the first floor with a further storage facility at attic and basement levels.

The shop is heated by way of electric heaters and benefits from a remote security shutter to the front.

Accommodation

The Total Approximate Internal Floor Area:		
	Ft ²	M ²
Ground Floor retail	421	39.13
First Floor retail	307	25.53
Attic stores	399	37.08
Total Approximate GIA	1,127	104.74
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property has been assessed for uniform business rates as follows:

Shop and premises Rateable Value of £4,750

VAT

The rent quoted is exclusive of VAT (if applicable)

EPC

The property has been assessed with an EPC rating of Band D (92).

Terms

The property is available To Let by way of a new effective full repairing and insuring lease for term of years to be agreed.

Services

The property is connected to mains electric, water and drainage.

Rent

£7,500 per annum

Legal Fees

Each party are to be responsible for their own legal costs incurred in this transaction.

Viewing

For further information and viewing arrangements please contact the agent:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Or Joint agents

Vickers Carnley

Contact: Lee Carnley or Isobel Smith

Tel: 01924 291500

Ref: 34505



Oak House, New North Road, Huddersfield, HD1 5LG

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