

Retail Premises

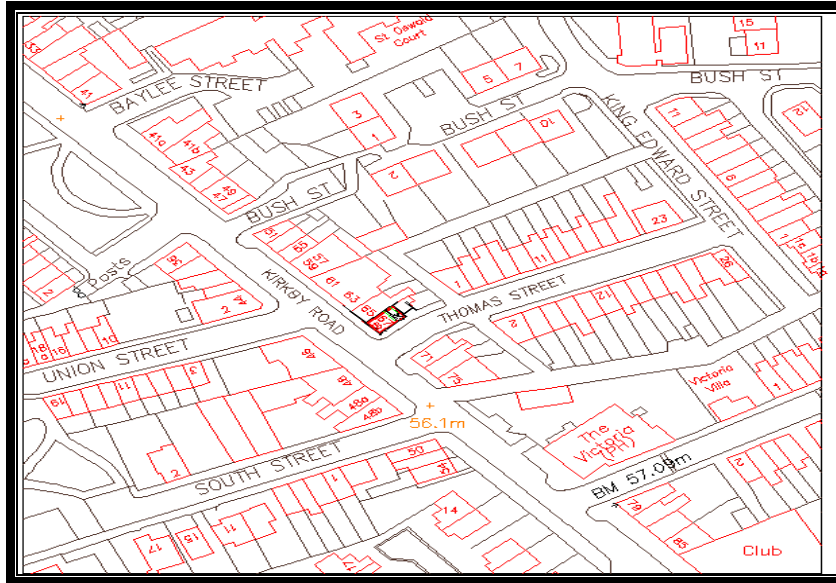
To Let

67 Kirkby Road Hemsworth WF9 4AS

www.wakefield.gov.uk

01924 305849

Wakefield Metropolitan District Council
Property Management
County Hall, Bond Street
Wakefield, West Yorkshire WF1 2QW



Front Sales Area

28.12 sqm

Kitchen

5.0 sqm

w.c.

Rear Entrance

Rent

Offers are invited in the region of **£4000** (four thousand pounds) per annum to exclude rates and other outgoings based on a three year internal repairing and insuring lease.

Rates

Current rates payable -£1382 per annum.

Small business relief at 50% may be available through the Council's Business Rates department.

Terms

The premises is available by way of a new lease which may be granted for a term to be agreed and will incorporate rent reviews every three years

Costs

The ingoing tenant will be responsible for paying the Landlord's professional fees in connection with the preparation of the new lease.

Please note that use of this premises as a hot food takeaway will not be considered.

These particulars do not constitute, nor constitute any part of, an offer or a contract. They are intended to give a fair description of the property referred to but whilst believed to be correct any intending lessee must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements hereby contained..