

HUNTERS[®]

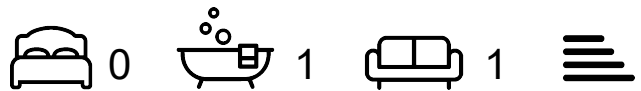
HERE TO GET *you* THERE



Oldfield Lane

Heckmondwike, WF16 0JH

£450



To Let – Prime Town Centre Retail Unit – Former Dessert Shop Location: Heckmondwike Town Centre

Use Class: E (Suitable for a variety of uses – subject to planning)

Rent: £5400 per annum, Size: Approx. 295 sq ft

Property Description:

An excellent opportunity to lease a well-presented ground floor retail unit located in the heart of Heckmondwike town centre. Formerly operating as a popular dessert shop, the premises are ideally suited for a similar food and beverage offering but offer flexibility for a variety of other commercial uses, subject to necessary planning consents. The unit benefits from a prominent high street position with strong footfall, large display frontage, and close proximity to local amenities and public transport links. Features include: Open-plan customer seating area, Fitted kitchen/prep area, WC facilities, Large glazed shopfront, High visibility and foot traffic, Versatile layout, Nearby car parking

Suitable for: Dessert or coffee shop, Takeaway, Retail boutique, Beauty/hair salon, Office or professional services (All subject to planning where required)

Terms: The property is available by way of a new lease on flexible terms to be agreed. Viewings:

Viewings strictly by appointment only.



MAIN ROOM 13'2" x 15'8" (4.01 x 4.77)
Open plan area to with two big shop front windows

STORE ROOM 7'7" x 10'2" (2.31 x 3.1)
Located to the back of the property is a room with a door

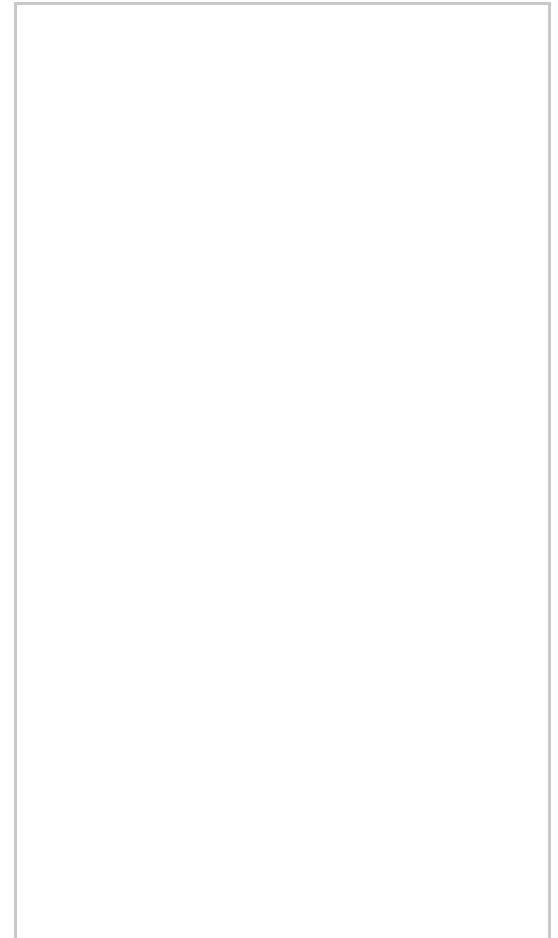
W.C 3'11" x 5'3" (1.19 x 1.59)
W.C With basin located at the back of the shop

STORE ROOM 2
STORE ROOM 2

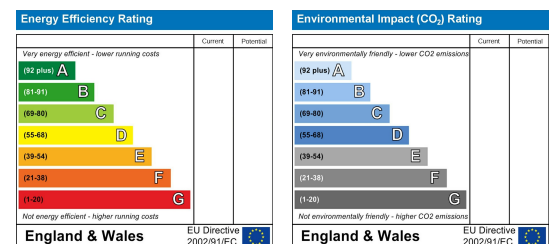
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.