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TO LET (UPON COMPLETION OF CONSTRUCTION)

TWO NEW RETAIL UNITS (1,195 sq ft and 1,410 sq ft)
(CAN COMBINE INTO A SINGLE UNIT OF 2,605 sq ft)

WITH FRONTAGE TO IMPORTANT MAIN ROAD ON THE APPROACH INTO
WAKEFIELD FROM M1 JUNCTION 39

173 DENBY DALE ROAD, THORNES, WAKEFIELD, WF2 8ED



SITUATION

This site is situated opposite Thornes Park about half a mile from Wakefield City Centre and on the main arterial road, the A636 Denby Dale Road which links to Junction 39 of the M1. It is a very prominent site in an area which includes residential use, retail and a number of business and industrial parks.

This is one of Wakefield's busiest and well known roads.

DESCRIPTION

This is a former Esso petrol station site which has been cleared and is to be re-developed. The site extends to 0.32 acres as indicated on the site plan.

ACCOMMODATION

The development will comprise a pair of retail units, which may be combined into a single unit as follows:

	Sq m	Sq ft
Unit 1	111	1,195
Unit 2	131	1,410
	<hr/> 242	<hr/> 2,605

PLANNING

Planning permission for the development is authorised by Decision No. APP/X4725/A08/2074204/NWF issued by Wakefield City Council.

RATES

The units will be assessed for rating upon completion of the development. National non domestic rates will be payable by the occupiers in accordance with the Uniform Business Rate.

LEASES

The units are to be let by way of new FRI leases ideally for terms of not less than ten years.

RENTS

Rents and terms will be subject to individual agreements but ideally will be:

Unit 1 £17,500 (Seventeen Thousand, Five Hundred Pounds) per annum
Unit 2 £21,000 (Twenty One Thousand Pounds) per annum

A discounted rent is available if both are taken as a single combined unit. VAT is payable on the rent.

VIEWING

The site may be inspected at any reasonable time.

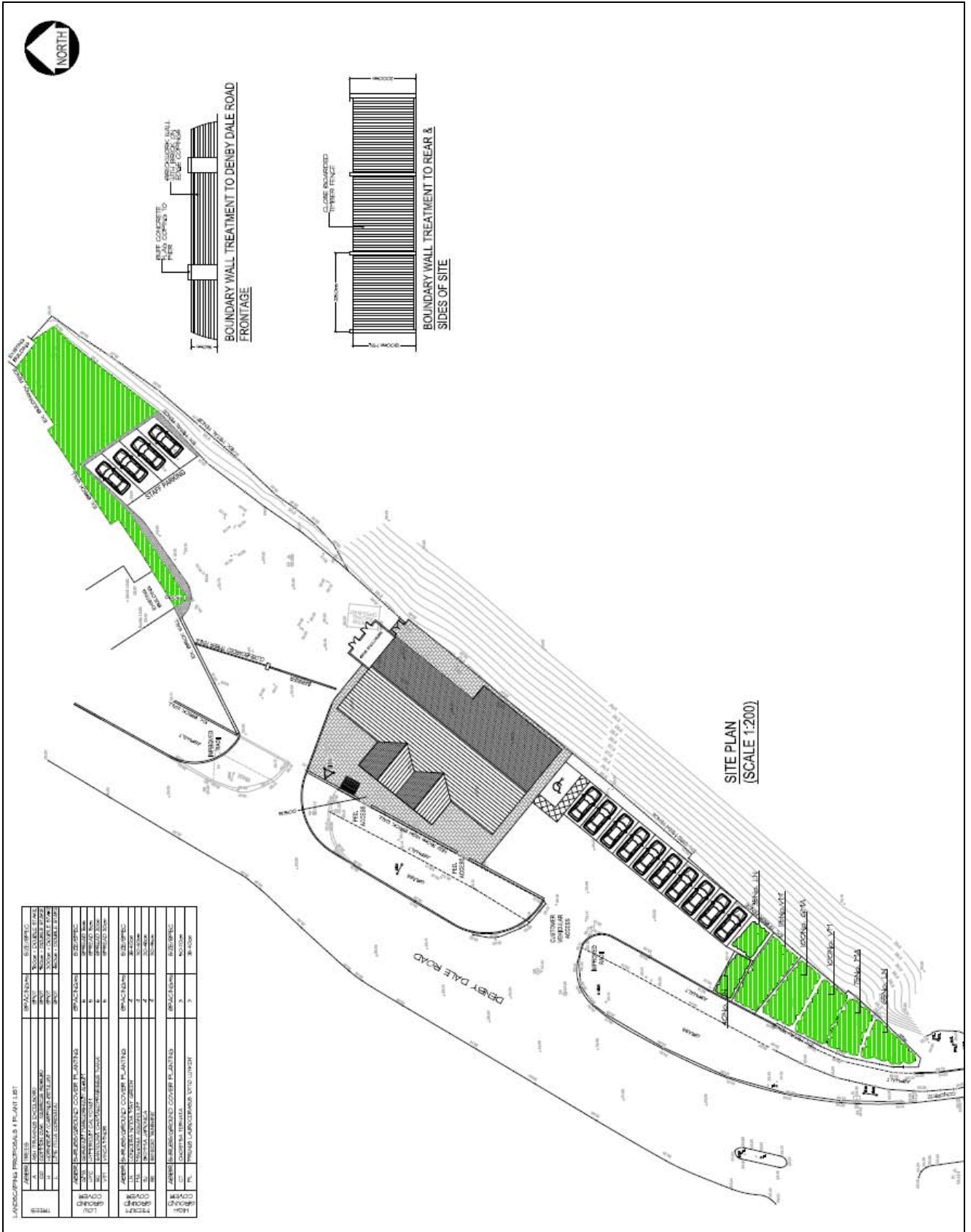
FURTHER ENQUIRIES

Enquiries or offers should be addressed to:

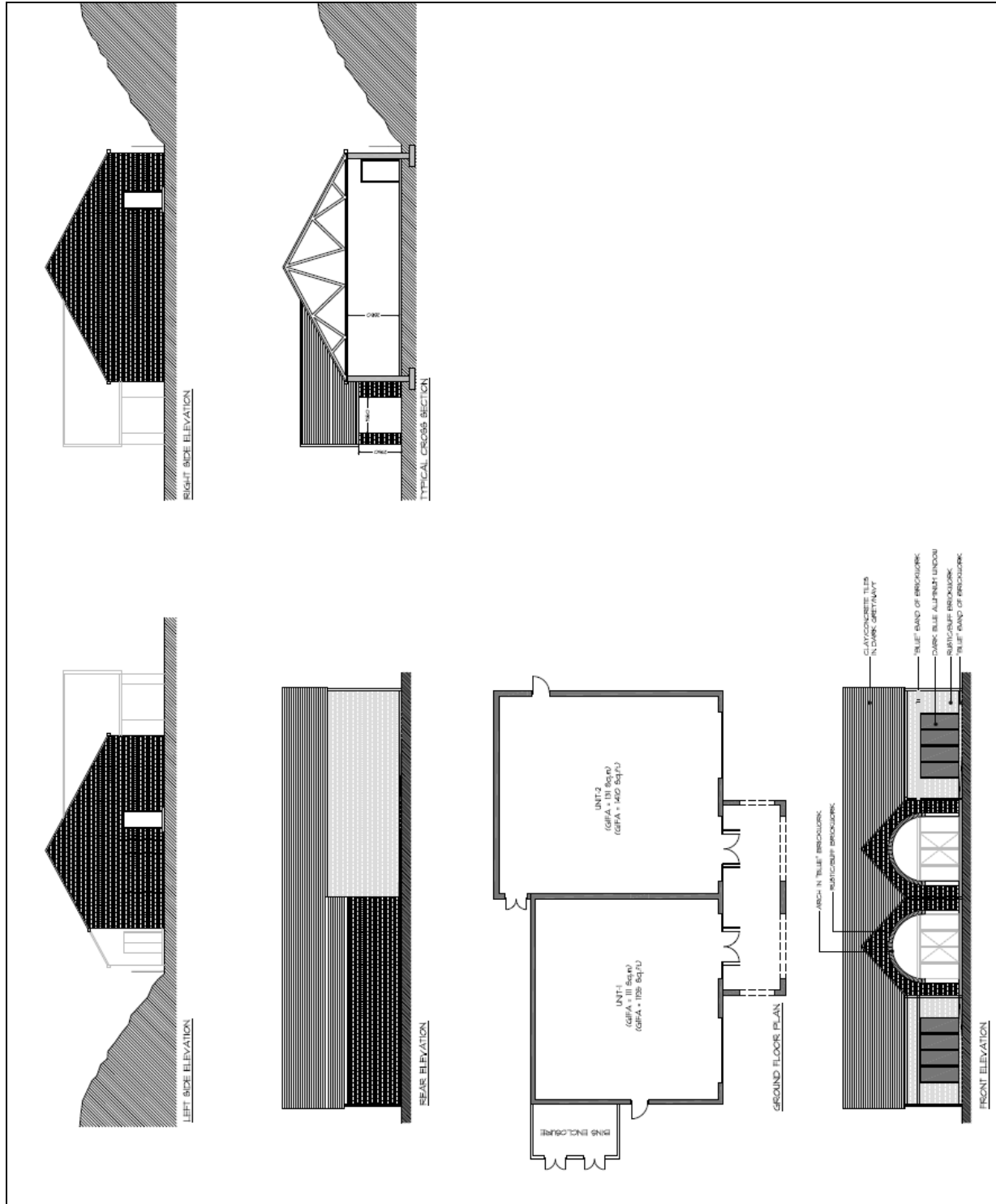
- Chris Rowlands chris@chrisrowlands.co.uk at Chris Rowlands & Co. 01226 791984
- Greg Wilson gpw@rapleys.co.uk at Rapleys 0161 817 6247
- Paul Mather pm@rapleys.co.uk at Rapleys 0161 817 6227



PROPOSED SITE PLAN



PROPOSED PLANS AND ELEVATIONS



IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.