

QUICK SERVICE RESTAURANT TO LET

HECKMONDWIKE - UNIT 4 NORTHGATE RETAIL CENTRE,

WF16 9RL

**Mason
Partners**



Location

Heckmondwike is a market town in west Yorkshire, approximately 9 miles south-west of Leeds and 8 miles north-west of Huddersfield. It has an estimated residential population of 28,000 people. The Northgate Retail Centre is located within Heckmondwike town Centre, close to the primary high street and adjacent to the bus interchange. The scheme consists of 10 retail units, a drive-thru McDonalds, Poundstretcher and a Lidl Supermarket. It is served by free on site parking (circa 200 spaces).

The subject premises are located adjacent to the entrance to the car park adjacent to McDonalds

Accommodation

The premises extend to the following floor area

Ground Floor	1,505 sq ft	140 sq m
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The premises benefit from an external seating area.

Tenure

The premises are available by way of a new lease or assignment. The existing lease is for a term of 15 years from 18/5/20 expiring 17/5/35 subject to a tenants option to break as at 18/5/30. The rent passing is £37,500 pax.

Rates

Rateable Value	£51,500
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Service Charge

Estimated S/C	£1,654 pa
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EPC

An Energy Performance Certificate for the premises is available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

Gareth Preston 07788 914476 garethpreston@masonpartners.com

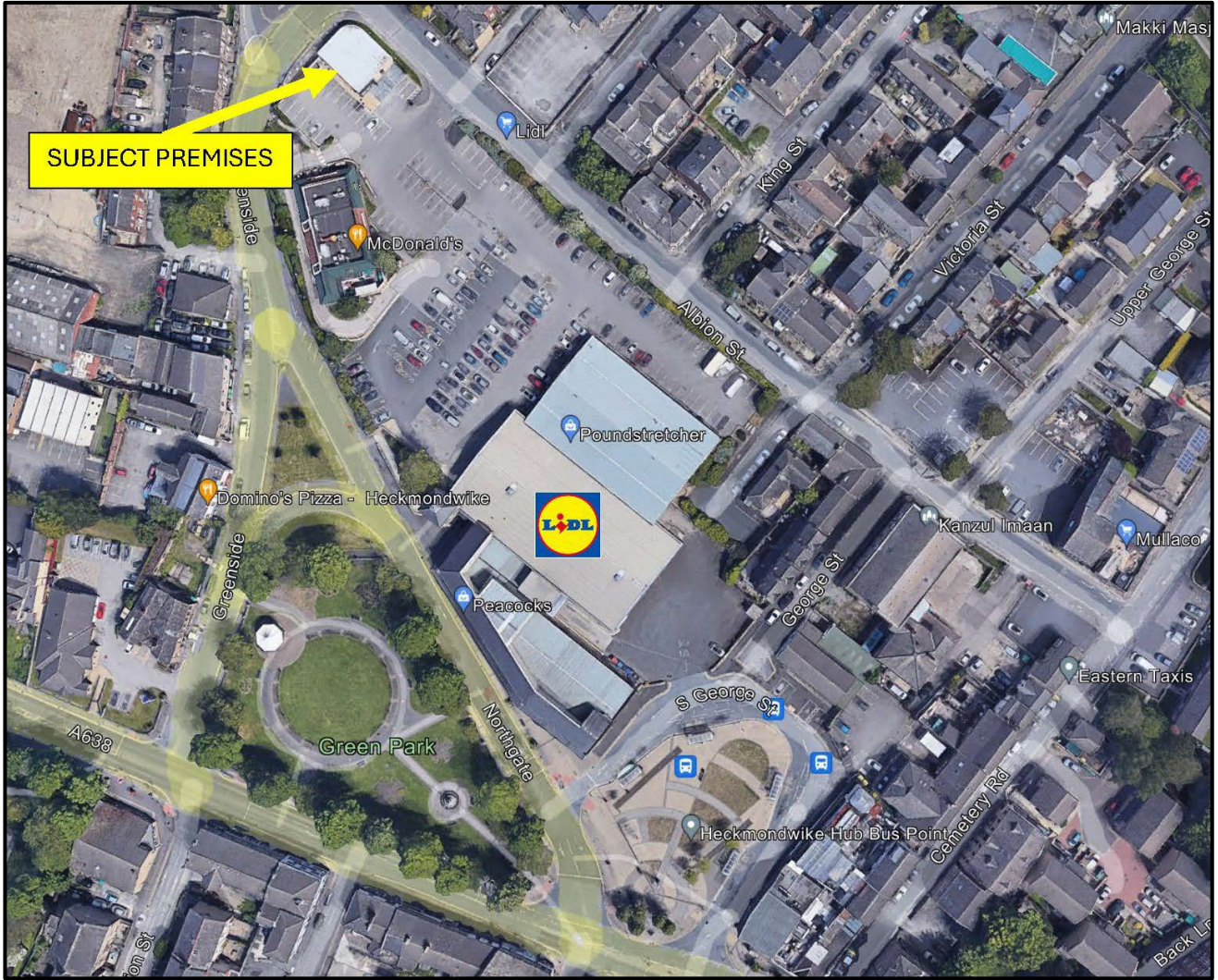
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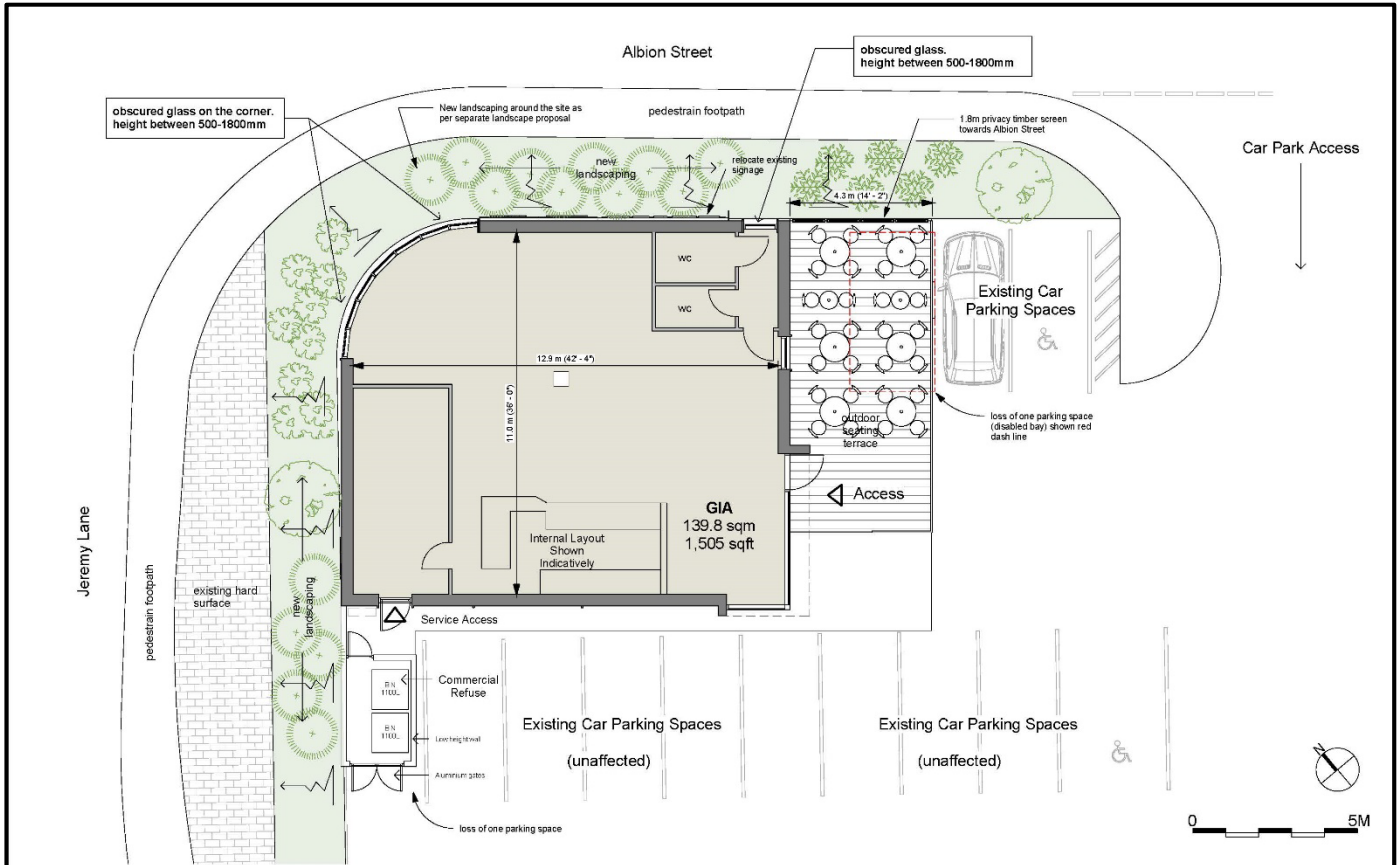
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*All figures shown above, subject to measured building survey and further design development.



Client: **LCP**
 Project title: **Unit 1 The Northgate Retail Centre, Heckmondwike**

Sheet name: **Proposed Floor Plan**

Unit 1, Northgate Retail Centre, Heckmondwike, WF16 9RL
PLANNING APPLICATION

Project number: **151014**
 Date: **27 SEPT 2017**
 Drawn by: **SHY**
 Checked by: **SHY**

P006

Rev D
03 APR 2018
 Scale: **1 : 100 @ A3**

