



FOR SALE

RETAIL INVESTMENT

7 SHOPPING PRECINCT, STATION LANE, FEATHERSTONE, PONTEFRACT, WF7 5BX

- Retail investment
- Rental income of **£4,766.84** per annum
- Situated in the town centre

LONG LEASEHOLD £60,000 subject to contract

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

The property forms a ground floor retail takeaway unit let on a 10 year term from 1st February 2020, at a passing rent of £4,766.84 per annum.

The property forms part of a larger parade of shops on the Shopping Precinct just off Station Lane, within Featherstone town centre.

The property benefits from an electric roller shutter, and rear access.

ACCOMMODATION

The property provides a Net Internal Area (NIA) of 360 sq.ft (33.40 sq.m.).

SERVICES

All mains' services are connected to the property.

BUSINESS RATES

Uniform Business Rate 2022/2023: 49.9p in the £

Under current legislation, up to the 31st March 2019, properties with rateable values less than £12,000 are exempt from business rates. This is subject to review by the Local Authority on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

Shop and premises
Rateable Value: £2,600

TENURE

LONG LEASEHOLD for a term of 999 years from 10th April 2018.

TENANCY

The property is let for a term of 10 years from 1st February 2020 at a passing rent of £4,766.84 per annum.

Further details upon request.

VAT STATUS

Unless otherwise stated all prices/rents quoted are exclusive of VAT.

LEGAL COSTS

Each party is to bear their own legal costs in the transaction

PLANNING

Sui Generis – hot food takeaways

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating of E(101).

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

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