

**44 Market Place  
Heckmondwike  
WF16 0JG**

**Rent:  
£12,000 per  
annum**



## RETAIL SHOP

**151.71m<sup>2</sup> (1,633ft<sup>2</sup>)**

- Good display frontage
- Prominent main road position within Heckmondwike town centre
- Near to the town's post office, Greggs and Morrisons supermarket

## DESCRIPTION

The property comprises a two storey stone built inner terrace constructed under a pitched concrete tile covered roof. The ground floor provides sales accommodation extending to 80.54m<sup>2</sup> (867ft<sup>2</sup>) having a large display window and benefiting from good prominence being on the corner of the A638 and B6117.

The property has been occupied by William Hill for a number of years and provides a good opportunity for a range of businesses, including local independent businesses to lease good quality retail premises within the centre of Heckmondwike.

## LOCATION

The property is positioned fronting onto Market street which is a busy arterial road linking Heckmondwike with Dewsbury Moor and Dewsbury town centre beyond. The shop is positioned close to Market Square and is within walking distance of the Morrisons supermarket and the car parking provision it provides.

There is a range of local independent businesses nearby in addition to national operators such as Superdrug, Greggs and Bet Fred.

## ACCOMMODATION

**GROUND FLOOR** 80.54m<sup>2</sup> (867ft<sup>2</sup>)  
Sales

**FIRST FLOOR** 71.16m<sup>2</sup> (766ft<sup>2</sup>)  
Stores & Office

WC Facilities

**RENT**  
£12,000 per annum

**RATEABLE VALUE & UNIFORM BUSINESS RATE**  
£6,900

Uniform Business Rate of 49.9p/£ (2025/26). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

## REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

## VIEWING

Contact the Agents.  
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Sheraz Muhammad  
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## LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

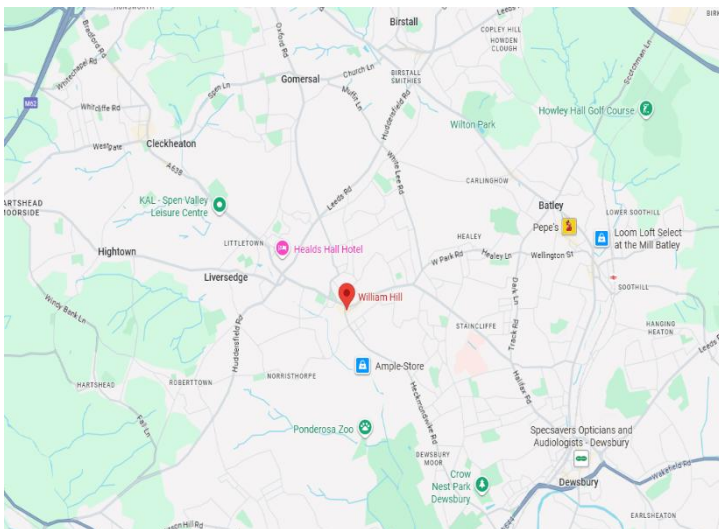
## LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

## VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

**EPC ASSET RATING:** TBC



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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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