



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

# **PROMINENT UNIT WITH TRADE COUNTER & YARD**

**CARRWOOD ROAD, GLASSHOUGHTON,  
CASTLEFORD, WF10 4SB**

282.37 m<sup>2</sup> (3,039 sq ft)

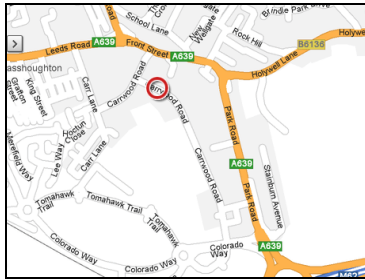


- Prominent single storey unit
- Self contained yard with covered storage
- Close to M62 and Junction 32 Outlet Shopping Village

**0113 2348999**

## Location

The premises are located within Carrwood Industrial & Trading Estate, adjacent to Junction 32 Outlet Shopping Village and Freeport Designer Outlet fronting the principal estate road which leads to Park Road (A639) within approximately 0.5 miles of Junction 32 of the M62 motorway.



## Description

Single storey light industrial and detached brick building incorporating trade counter sales area and occupying a site with a self contained yard to the rear (with temporary building providing additional covered stores) and loading via a steel roller shutter door and tarmac surfaced forecourt car parking fronting Carrwood Road.

The accommodation is summarised as follows:-

Description	m <sup>2</sup>	(sq ft)
Light Industrial/Warehouse	223.77	(2,408)
Trade Counter Sales and Ancillary	58.60	(631)
<b>Total Gross Internal Floor Area</b>	<b>282.37</b>	<b>(3,039)</b>

## Services & Installations

Mains electricity, gas, water and drainage are connected to the property. The light industrial/warehouse accommodation is heated by a freestanding Powrmatic space heater. The office and trade counter accommodation is heated by a series of pipes and radiators. The services and installations have not been tested and prospective tenants must rely upon their own enquiries in connection with condition and capacity.

## Rating

From our enquiries of Wakefield City Council Rating Department, the premises are assessed under the 2010 rating list as follows:-

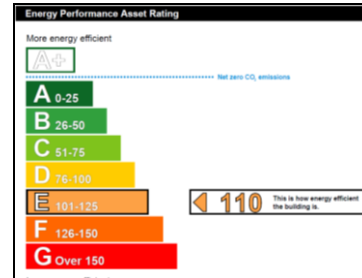
Workshop & Premises RV £12,250

The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses. Businesses with assessments at or below £17,999 benefit from relief and their National UBR for 2016/17 is 48.4p in the £.

## Planning

Interested parties must satisfy themselves with regard to all planning matters and use. Enquiries can be made to Wakefield City Council Planning Department, Tel 01924 306636.

## Energy Performance Certificate



## Lease Terms

The premises are held by a tenant's full repairing and insuring fifteen year lease from January 2008 incorporating a tenant's option to break in January 2020.

## Rent

The passing rent of £15,374 per annum exclusive is subject to five yearly reviews in accordance with RPI calculations. The next review being January 2018. A copy of the lease is available upon application.

## Terms

The premises are available by way of an assignment or new sub-lease on terms to be agreed.

## Legal Costs

The assignee/sub-tenant is to be responsible for all parties' reasonable legal costs incurred in connection with the transaction.

## VAT

Sums are quoted exclusive of VAT, if applicable.

## Viewing/Enquiries

Strictly by appointment only with the joint agents:-

**Michael Steel & Co**  
**Andrew Steel**

**Tel: 0113 234 8999**  
**[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)**

**Dunlop Heywood**  
**David Nunn**

**Tel: 0161 817 4843**

**David.Nunn@dunlopheywood.com**

**Our Ref: 0921/A/S**  
**Updated September 2016**

**Subject to Contract**



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**www.michaelsteel.co.uk**

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.