

REPTILIA

NOT JUST A PET SHOP...

AMARYLLIS
Fresh
Flowers

REPTILIA
NOT JUST A PET SHOP

POWERED BY TENGU

REPTILIA

we are passionate about what we do!

FOR THE BEST CHOICE OF:
REPTILES, AVIARIES AND EXOTIC BIRDS

WWW.REPTILIA.CO.UK

AND OUR KNOWLEDGEABLE STAFF WILL GIVE YOU THE HELP YOU NEED TO KEEP YOUR REPTILE PERFECTLY HEALTHY.

galag...
ET CARE

Vegan

animals

M UNIT 9, TOWNGATE

Towngate, Ossett
West Yorkshire
WF5 9BL

Local Occupiers Include

CORAL

EVOLVE.
part of MCore

0207
228 6508

evolvestates.com



DESCRIPTION

Towngate is a parade of retail units arranged on ground and first floors in the centre of Ossett, opposite the Market Square. A 30 space car park is provided to the front of the parade.

- Corner retail unit in parade of shops
- Located in centre of Ossett opposite Market Square
- Within close proximity to Ossett bus station
- Retailers include Coral, Allsorts and Autogear

UNIT SIZE

1,873 sq.ft (174 sq.m)

RENT

POA

RATES PAYABLE

£2,110

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: TBC

Insurance: £693

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents

EVOLVE

part of M²Core

Harry Eades

07713 912 136

Hpe@evolveesates.com



Phil Coombes

07715 678 426

phil@cnprop.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02995002) the registered office of which is at LCP House, Pennont Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.) We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. (This brochure gives a large amount of statistical information and there will inevitably be errors in it.) Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/spec-to-standards/real-estate/codes-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.