

# NORTHGATE RETAIL CENTRE

Heckmondwike, West Yorkshire, WF16 9RL

TO LET  
RETAIL  
UNIT

5,692 sq.ft  
(529 sq.m)

- Fully glazed retail units
- Located close to the towns High Street
- Onsite car parking
- Retailers include:

**£ poundstretcher**  
every penny counts...



savills

MARK  
BREARLEY  
&  
COMPANY

01274 595999

13 PARK VIEW COURT SHIPLEY BD18 3DZ

LCP

01384 400123  
www.lcpproperties.co.uk

## Description

The Northgate Retail Centre is located within Heckmondwike town Centre, close to the primary high street and adjacent to the bus interchange. To the back of the unit there is rear servicing and staff car parking.

All units benefit from electric, water and drainage mains services.

## Possible Uses

- A1 Shops
- A2 Financial/Professional
- A3 Restaurants/Cafes
- A5 Takeaways

Total Development  
**40,593**  
SQ.FT  
(3,771 SQ.M)

Current  
Total Units  
**11**



## Available Units

Subject to  
Vacant  
Possession

UNIT 5	sq.ft	sq.m
Ground Floor	5,692	529
RENT	£45,000 per annum	
SERVICE CHARGE	TBC	
RATES PAYABLE	TBC	

### Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Services

All mains services are available.

### 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.

### Rates Relief

Interested parties are advised to make their own enquiries with the local authority.



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## Location

Northgate Retail Centre is located close to the High Street, the principal retail thoroughfare and the town's market. Heckmondwike is a market town located in the county of West Yorkshire with an estimated residential population of approximately 17,000 people.

The centre consists of 10 modern retail units, a drive-thru McDonalds and a Lidl supermarket arranged upon a large site (approx. 2.8 acres) with circa 200 car parking spaces.

Ample  
space  
car park

HUDDERSFIELD  
(8 miles)

LEEDS  
(9 miles)

WAKEFIELD  
(8 miles)

DEWSBURY  
(3 miles)

**Viewing**  
Strictly via prior  
appointment with the  
appointed agents:

savills

Steve Henderson  
T: 0113 220 1206  
E: SHenderson@savills.com

MARK  
BREARLEY  
&  
COMPANY

01274 595999  
13 PARK VIEW COURT SHIPLEY BD18 3DZ

Chris Myers  
M: 07812 180868  
E: chris@markbrearley.co.uk

Owned and Managed by

LCP

01384 400123  
www.lcpproperties.co.uk

Martin Wade  
M: 07503 060206  
E: MWade@lcpproperties.co.uk

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\*Terms and conditions apply - Ask for details. \*\*Potential occupiers to make own enquiries to clarify accuracy of data.