

AWS

Surveyors & Property Consultants

TO LET

**GROUND FLOOR,
20 – 22 STATION LANE,
FEATHERSTONE**



**WELL LOCATED FORMER CAFÉ
62.18m² (670 ft²) Plus detached
garage/stores**

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF

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Property Particulars

LOCATION

The property is situated on Station Lane, the main arterial route through the centre of Featherstone close to the junction with Wakefield Road and Pontefract Road. Station Lane has excellent transport links with the M62 motorway a mere 5 minutes drive away and situated close to Featherstone Railway Station.

The immediate locality comprises of a mix of local and national service sector traders interspersed with office and residential accommodation. Nearby occupiers include BetFred and Jack Fultons.

DESCRIPTION

The property forms a ground floor former café with a detached garage/workshop to the rear.

The property comprises of the following approximate internal floor areas and dimensions.

Café & Kitchen	62.18 m ²	670ft ²
Rear Storage	26.36 m ²	284ft ²

There is a WC to the rear of the property.

There is a external area to the rear which leads to a detached garage.

LEASE TERMS

The property is available immediately on a new lease for a term of years to be agreed.

Rent free periods are available, the length of which is dependent on lease length.

COMMENCING RENTAL

The property is available at a quoting rent of £10,000 per annum exclusive of VAT

RATEABLE VALUE

We have been verbally informed by Wakefield Council Business Rates Department that the Rateable Value of the property is £2,500

LEGAL FEES

Each party is responsible for their own legal fees incurred in the transaction.

VAT

VAT may be applicable.

EPC

A copy is available upon request.

VIEWING

For further information or to arrange a viewing contact Gina Korszanski at AWS on 0113 235 1362.

Subject to Contract