



# TO LET

Retail Unit

961 - 2,060 sq.ft  
(88 - 191 sq.m)

Unit 6a/6b, Northgate, Heckmondwike, West  
Yorkshire, WF16 9RL

- Attractive market town in West Yorkshire approximately 9 miles south west of Leeds, 8 miles west of Wakefield & 7 miles north east of Huddersfield
- Modern, single storey retail unit – potential to combine with next door
- Prominent town centre location
- Population in excess of 18,000 (2021 Census)

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# Unit 6a/6b, Northgate, Heckmondwike, West Yorkshire, WF16 9RL

## UNIT 6A

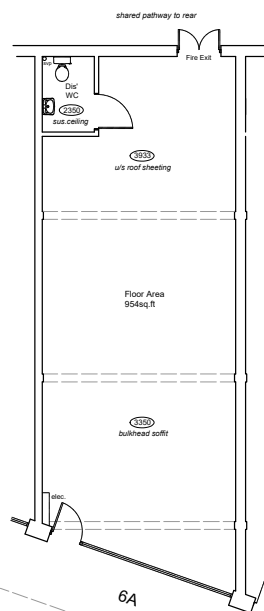


Front Elevation

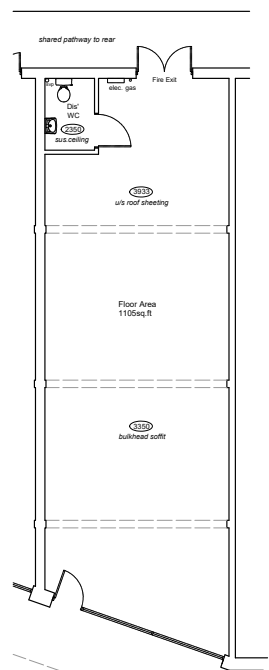
## UNIT 6B



Front Elevation



Ground Floor Plan - 961sq ft.



Ground Floor Plan - 1099sq ft.

Unit 6A	Sq.ft	Sq.m
Area	961	89.28
Rent	£17,500	
Service Charge	£1,417	

Unit 6B	Sq.ft	Sq.m
Area	1,099	101.26
Rent	£17,500	
Service Charge	£1,586	

Unit 6A/6B	Sq.ft	Sq.m
Area	2,060	190.54
Rent	£32,500	
Service Charge	£3,003	

# Unit 6a/6b, Northgate, Heckmondwike, West Yorkshire, WF16 9RL

## Description

Heckmondwike is a market town in West Yorkshire approximately 9 miles south west of Leeds, 8 miles west of Wakefield & 7 miles north east of Huddersfield with an estimated population in excess of 18,000 people

Northgate Retail Centre is a modern, purpose built scheme close to the high street and adjacent to the bus interchange, anchored by a Lidl food store with other tenants including McDonalds, Poundstretcher, Peacocks, Card Factory, Total Travel and Well Pharmacy. The scheme also boasts a free, 200 space shopper car park

## Rent

Unit 6a : £17,500 per annum

Unit 6b : £17,500 per annum

Unit 6a/6b combined : £32,500 per annum

## Rates

Unit 6a: Rateable value £11,750

Unit 6b: Rateable value £12,750

Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

## Services

All mains services are connected.

Interested parties must verify this for themselves.

## Service Charge & Insurance

A service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

Further information available upon request.

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## 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.

## VAT

All rents and prices quoted are exclusive of VAT which is payable in addition

## Viewing

Strictly via prior appointment  
with the appointed agents:



0113 433 0117

[www.newnswebster.com](http://www.newnswebster.com)

Richard Webster

07739 680472

[rw@newnswebster.com](mailto:rw@newnswebster.com)



Steve Henderson

07870 999618

[shenderson@savills.com](mailto:shenderson@savills.com)

Adam Sanderson

07977 030164

[adam.sanderson@savills.com](mailto:adam.sanderson@savills.com)

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01384  
400123



[searchlcp.co.uk](http://searchlcp.co.uk)

Martin Wade

07503 060206

[MWade@lcpproperties.co.uk](mailto:MWade@lcpproperties.co.uk)