

TO LET
Retail

**Lambert
Smith
Hampton**

Business Unit at Ossett Bus Station

Ossett Bus Station, Prospect Road, Ossett WF5 8AN



Approx 334 Sq Ft (31.03 Sq M)

- ✔ Retail/catering/business unit well positioned fronting concourse and main pedestrian flows
- ✔ Approximately 1,600 passenger movements daily
- ✔ Town centre location off Prospect Road



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LOCATION

The premises form part of Ossett Bus Station which occupies a prominent position in the town situated off Prospect Road.

DESCRIPTION

On behalf of West Yorkshire Combined Authority. The premises comprises a purpose built retail outlet with retail/catering/business use potential, self-contained within the bus station facing the bus stands and main pedestrian flows.

The premises comprise a main retail area but with ancillary storage and toilet accommodation and have a full height shutter.

Electricity, water and drainage connections are all available.

KEY FEATURES

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- Approximately 1,600 passenger movements daily
- Town centre location off Prospect Road

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Tenants to make their own enquiries.

TERMS

An internal repairing and insuring lease for a term of years to be agreed with Landlord and Tenant's break rights to be agreed.

RENT

Prospective tenants are invited to submit rental offers exclusive of rates and other outgoings. A service charge may also be payable. There will be a reasonable rent free period for fitting out.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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