



# TO LET

Retail Unit

1,104 sq.ft (103 sq.m)

**Unit 6b** Northgate Retail Centre, Heckmondwike, West Yorkshire, **WF16 9RL**

- Fully glazed shop frontage
- Onsite car parking
- Retailers include Lidl, McDonalds Drive-thru, Peacocks and Poundstretcher
- Population of circa 28,000

## DESCRIPTION

The Northgate Retail Centre is located within Heckmondwike town Centre, close to the primary high street and adjacent to the bus interchange. The scheme consists of 10 retail units, a drive-thru McDonalds and a Lidl Supermarket. It is served by a 200 space on site car park. Unit 6b is located on the parade fronting North Gate adjacent to Card Factory and Kikrwood Hospice Charity Shop.

## AREAS

(approx. NIA)

	Sq.ft	Sq.m
Unit 6b	1,104	103

## SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

## ENERGY PERFORMANCE

Further information available upon request.

## PLANNING

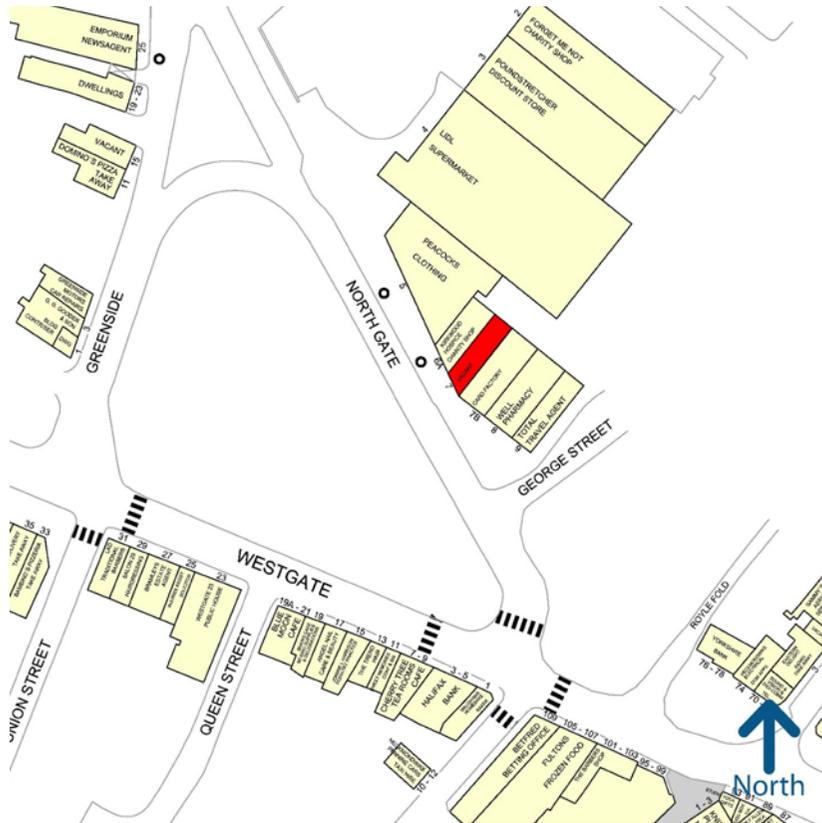
Potential A1, A2, A3, A4, or A5 use - subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## REFERENCES & LEGAL COSTS

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

## LOCATION - WF16 9RL

Part of the Northgate Retail Centre, located close to the High Street which is the principal retail thoroughfare. Heckmondwike is a market town located in the county of West Yorkshire with an estimated residential population of approximately 28,000 people.



## APPROXIMATE TRAVEL DISTANCES

Wakefield	8 miles
Dewsbury	3 miles
Halifax	9 miles
Huddersfield	8 miles

## VIEWING

Strictly via prior appointment with the appointed agent:

**MASON**  
**PARTNERS.COM**

**0151 227 1008**

Gareth Preston 0151 225 0334  
garethpreston@masonpartners.com

Robbie Walmsley 0151 225 0116  
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## Unit 6b Northgate Retail Centre, Heckmondwike, West Yorkshire, WF16 9RL

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