

# Starkeys

Chartered Surveyors

## PROMINENT RETAIL PREMISES 14 HILL TOP KNOTTINGLEY



- Prominent location fronting Hill Top (A645), adjacent to Morrisons supermarket
- Ground floor 84m<sup>2</sup> (905 sq. ft.)
- First floor 54m<sup>2</sup> (580 sq. ft.)
- Forecourt car parking
- Suitable for a variety of uses including retail, showroom and restaurant, subject to consents.

**TO LET £13,500 PER ANNUM**

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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for a full list of properties go to [www.starkeys.co.uk](http://www.starkeys.co.uk)

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**PROMINENT RETAIL PREMISES  
14 HILL TOP  
KNOTTINGLEY**

**1. LOCATION**

The property is situated in the heart of Knottingley centre in a prominent location on Hill Top (A645), a busy main road. The property is situated in a mixed use area adjacent to Morrisons supermarket. In Hill Top there are various retailers with occupiers including Sue Ryder, an opticians, hot food takeaways and a betting shop. The property is situated within fairly close proximity to Knottingley railway station.

**2. GENERAL DESCRIPTION:**

The premises provide the former Bay Horse public house which has more recently been used as a florists/art and crafts retail shop. The property provides a detached building comprising accommodation over basement, ground and first floor levels. The property which has been rendered and painted has a multi-pitched tiled roof and PVC double glazed windows.

Immediately in front of the property is a small forecourt car parking area.

The property provides sales areas at ground level with painted floors, painted walls and ceilings, recessed spotlighting and PVC double glazed windows. There is also a kitchen and store.

The first floor provides storage which generally has timber floors, painted walls and ceilings and PVC double glazed windows. There is also a WC. There is a further store within the basement.

The property is suitable for a variety of uses including restaurant, retail shop or showroom, subject to any necessary consent being obtained.

**3. ACCOMMODATION:**

The premises have the following approximate net internal floor areas:-

## BASEMENT

Cellar	15.14m <sup>2</sup> (163 sq. ft.)
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## GROUND FLOOR

Sales Area	21.83m <sup>2</sup> (235 sq. ft.)
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Sales Area	33.72m <sup>2</sup> (363 sq. ft.)
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Kitchen	11.52m <sup>2</sup> (124 sq. ft.)
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Store	17.00m <sup>2</sup> (183 sq. ft.)
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<b>TOTAL GROUND FLOOR AREA</b>	<b>84.07M<sup>2</sup> (905 SQ. FT.)</b>
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## FIRST FLOOR

Store	35.30m <sup>2</sup> (380 sq. ft.)
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Store	1.11m <sup>2</sup> (12 sq. ft.)
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Store	7.43m <sup>2</sup> (80 sq. ft.)
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WC

Store	10.03m <sup>2</sup> (108 sq. ft.)
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<b>TOTAL FIRST FLOOR AREA</b>	<b>53.87M<sup>2</sup> (580 SQ. FT.)</b>
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## 4. RATING:

The rating authority is Wakefield Council. We have inspected the Valuation Office website which states the property has been removed from the rating list and the premises therefore require re-assessment for rating purposes.

Interested parties should make their own enquiries in order to verify the information provided.

## 5. LEASE TERMS:

The premises are offered to let on a full repairing and insuring lease for a lease term to be agreed at a rent of £13,500 per annum, exclusive of rates and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

**6. EPC:**

The property has an Energy Rating of D (81)

**7. VIEWING AND FURTHER INFORMATION:**

By appointment through the sole agents:

**STARKEYS  
17 VICTORIA MEWS  
MILL FIELD ROAD  
COTTINGLEY BUSINESS PARK  
COTTINGLEY, BINGLEY  
BD16 1PY**

**ANDREW WARD MRICS  
TEL:- 01274 307910**

**Amended 16 October 2024**

**MISREPRESENTATION ACT 1967**

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

**FINANCE ACT 1989**

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.