

RETAIL/OFFICE UNIT

TO LET

FORMER ESTATE AGENTS

Vickers  
carnley



55 Northgate, Wakefield, WF1 3BP

- 420 sq ft / 39 sq m
- Open plan space
- Excellent trading position
- Would suit a variety of uses
- Wc facilities
- Situated within busy food hub



vickerscarnley.co.uk  
Crown Court, Wakefield, WF1 2SS

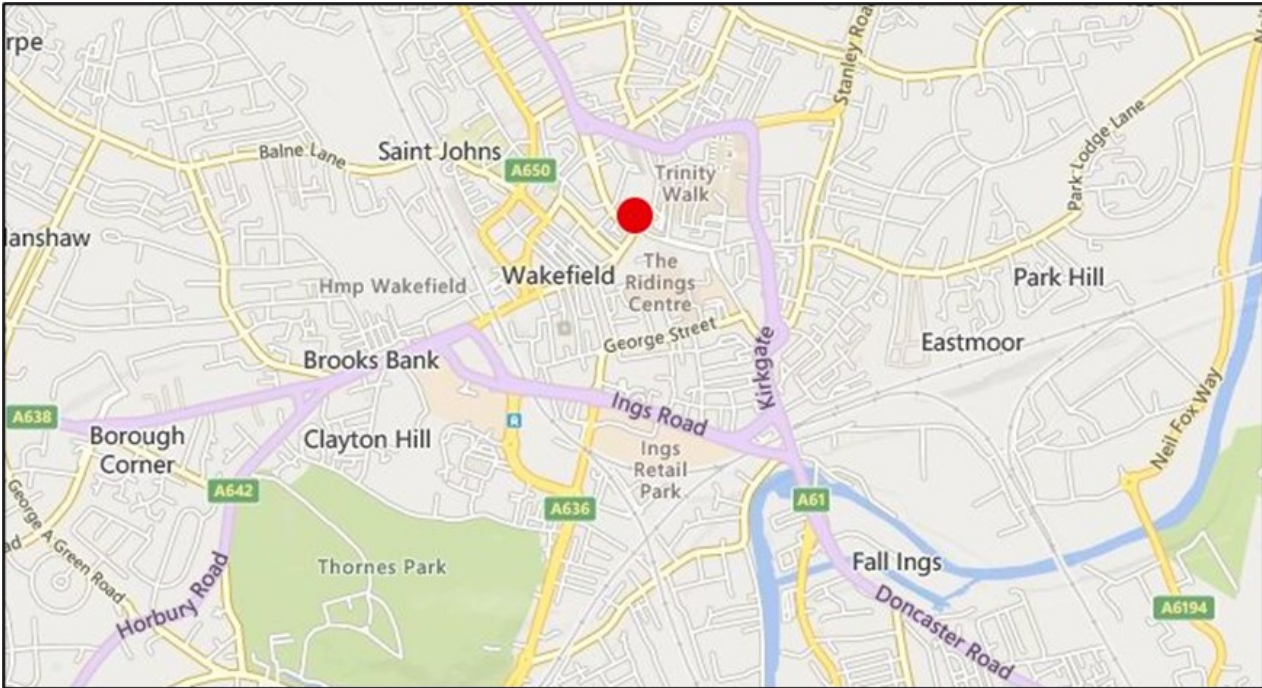
01924 291500

## DESCRIPTION

This is a Grade II Listed ground floor retail/office space which has recently had a full refurbishment into an estate agents. The property includes Wc facilities and cellar access.

## LOCATION

The property occupies a much sort after trade location in the heart of which is now Wakefield's thriving food quarter. Nearby operators include Fino, The Jolly Boys, Bella Roma and Bellucci's. This area of the city has the benefit of having excellent car parking and is just a short walk away from the bus station, college and the city's main retail areas.



## ACCOMODATION

Total gross internal area 420 sq ft (39 sq m)

## RENTAL

£10,000 per annum plus VAT

## LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be decided.

## SERVICE CHARGE

A service charge is applicable. Further details upon request.

## **RATES**

We understand from the VOA website that the property is currently £8,800. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

## **SMALL BUSINESS RATES RELIEF**

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

## **LEGAL COSTS**

Each party is responsible for their own legal costs.

## **VAT**

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

## **VIEWING**

Strictly by prior appointment with sole agents Vickers Carnley where Isobel Smith or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

## **EPC**

The property is grade II listed and therefore exempt from an EPC.

### GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated December 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.