

# GF DOUBLE FRONTED SHOP UNIT TO LET

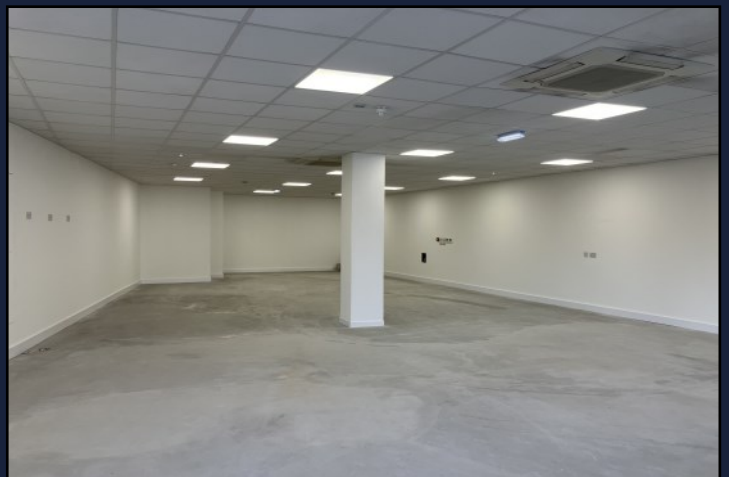


IDEAL FOR A CAFÉ/BAR/RESTAURANT  
SUBJECT TO PLANNING



40-42 Northgate, Wakefield, WF1 3AN

- 1,967 sq ft (183 sq m)
- In the heart of Wakefield city centre
- Security shutters to doors and windows
- Occupies a very visible & prominent position
- Close by to the bus station



## DESCRIPTION

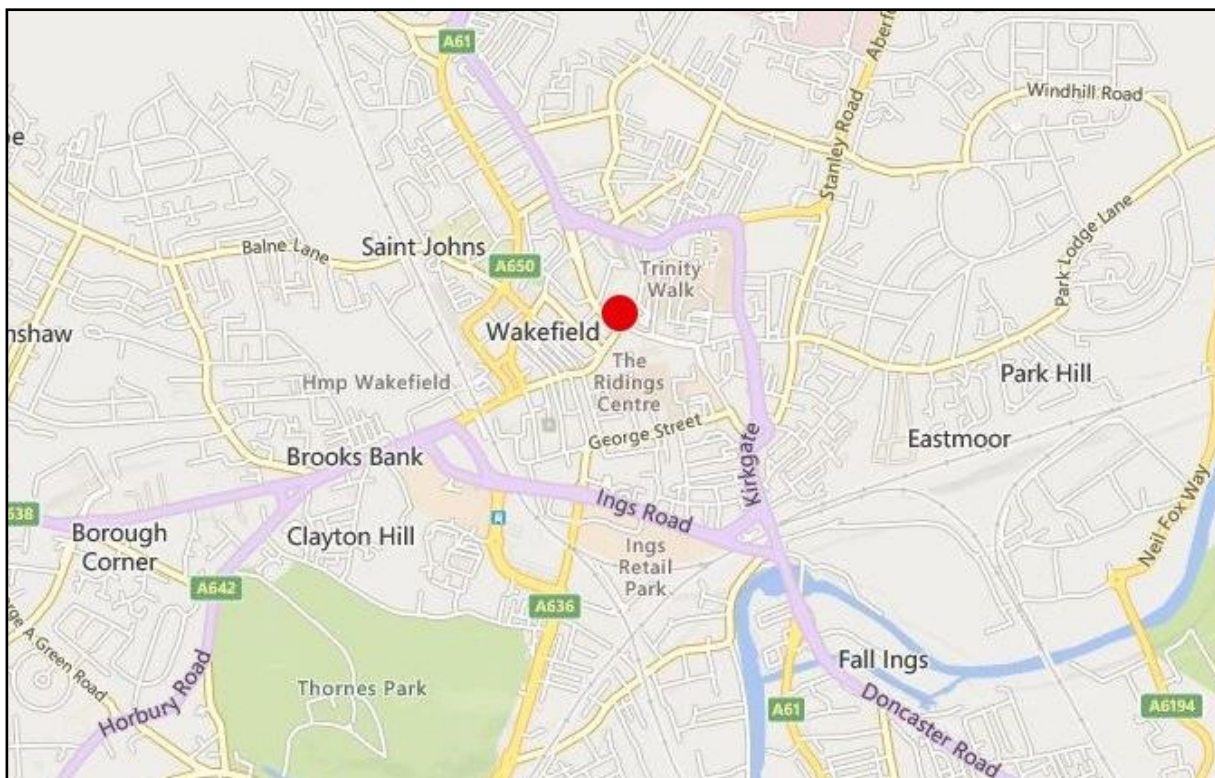
This is a substantial double fronted shop unit situated in one of Wakefield's more traditional shopping locations, fronting onto the Bullring. The premises consists of a substantial broadly rectangular retail area with additional storage, kitchen and Wc facilities to the rear.

Rear access door leads out to a rear yard/storage area.

## LOCATION

The property occupies a key position on Northgate overlooking the Bull Ring. The Bull Ring is positioned between the entrances to the Ridings Shopping Centre and the Trinity Walk Shopping Centre as well as being on the edge of the pedestrian shopping precinct.

Other nearby traders include Paddy Power, Redrock Recruitment, Richard Kendall Estate Agents, Manning Staintons Estate Agents, Lindley & Simpson Estate Agents, Robatory Restaurant and Costa Coffee.



## ACCOMMODATION

Ground floor - **1,717 sq ft (183 sq m)**

Plus kitchen and Wc facilities

## LEASE

The property is offered by way of a new full repairing and insuring lease for a term to be decided.

## RENTAL

£32,000 per annum.

## RATES

We understand from the VOA website that the current rateable value of the property is £34,000. The rates payable is calculated by applying the current business rates multiplier of 49.9p. Interested parties are advised to confirm the above figures with the local authority.

## VAT

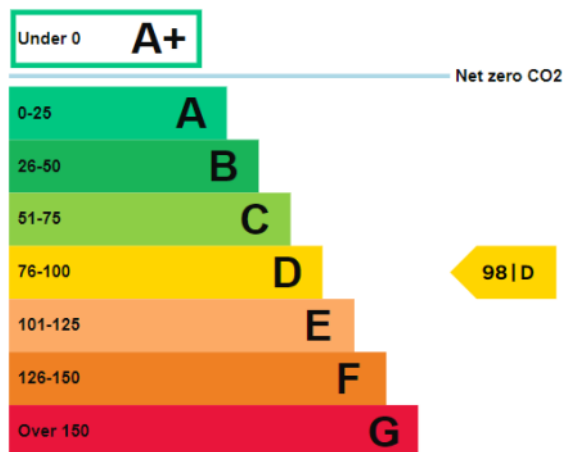
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

## VIEWING

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

## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### 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 prepared 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.