

# PRIME CORNER RETAIL UNIT TO LET



1 CROSS SQUARE, WAKEFIELD, WF1 1PQ

- GF 712 sq ft plus generous upper parts
- Situated amongst the café culture
- Excellent display windows
- Would suit a variety of uses
- Will front onto Cathedral Square which is Wakefield's newest plaza development.





## DESCRIPTION

This is a superb corner retail unit in one of Wakefield's most vibrant trading positions. This ground floor retail space has been recently refurbished to a high standard. Works include a traditional hardwood shop front, air conditioning and gas central heating.

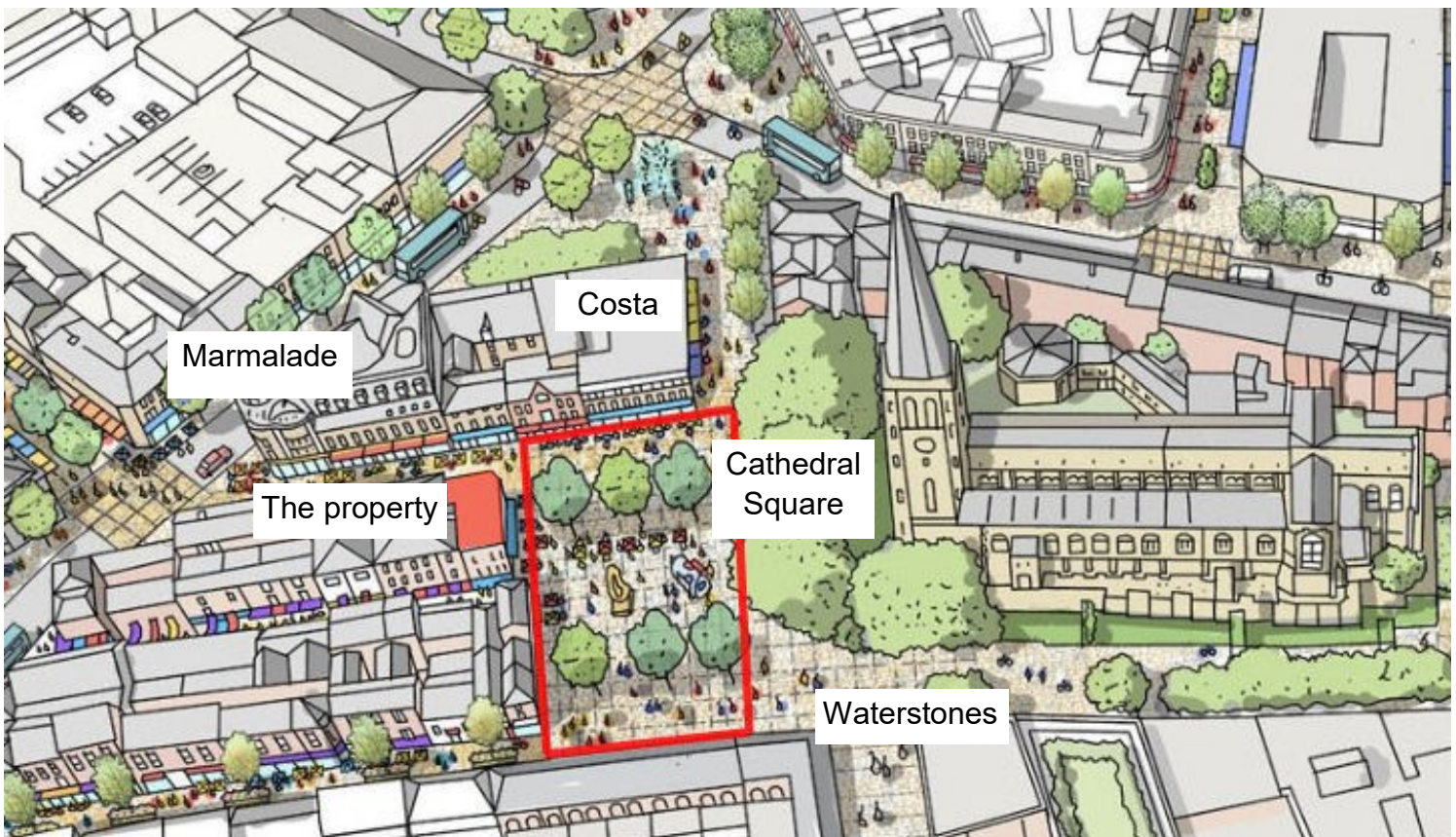
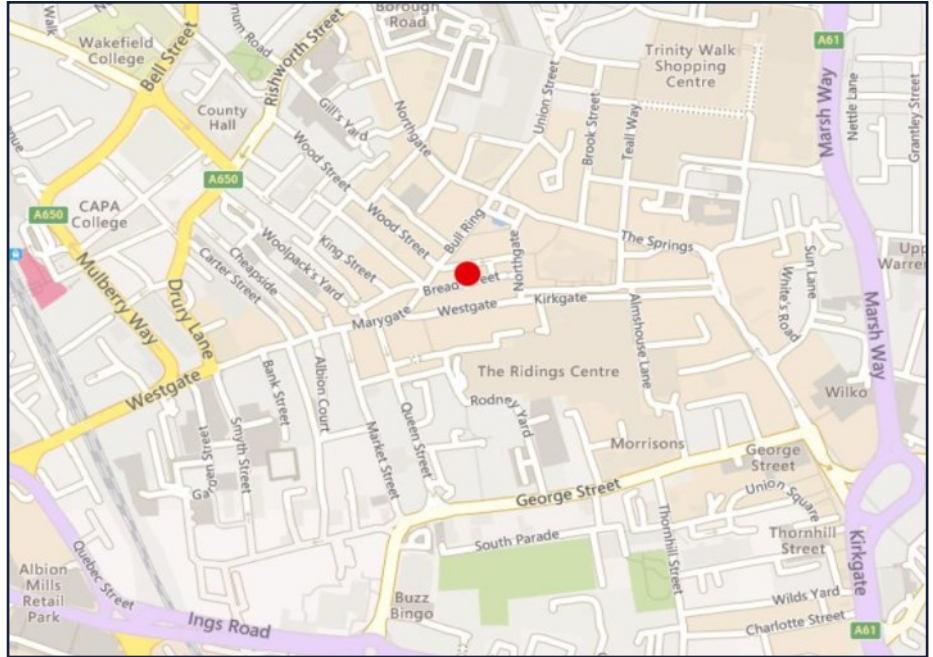
Internally, the property comprises a split level retail area divided by a staircase with stainless steel and glass balustrade. Wc's are situated off the rear. A staircase at the rear gives access to a further retail mezzanine area with a glass and steel balustrade overlooking the sales area and a second staircase which leads to a very useful first floor office area with quality staff kitchen and Wc facilities.

## LOCATION

The property occupies a very visible position opposite Costa Coffee and close to the main entrance to Wakefield Cathedral.

Neighboring occupiers include Costa Coffee, Tet restaurant, Marmalade Café, Cafe 19, Frank Bird's and Mocha Moocho.

This popular area is soon to be part of the City Centre Regeneration programme, which will create a large outdoor event space. Therefore making this a superb trading position in an up and coming part of the city centre.



## LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term to be decided.

## RENTAL

£22,000 per annum

## ACCOMODATION

Ground floor sales area = 712 sq ft  
Plus Wc

First floor gallery area = 203 sq ft

Second Floor Store/Office = 504 sq ft  
Staff Kitchen = 67 sq ft Plus Wc

**Total net = 1,486 sq ft / 138 sq m**

## RATES

We understand from the VOA website that the property is currently £18,250. 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.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

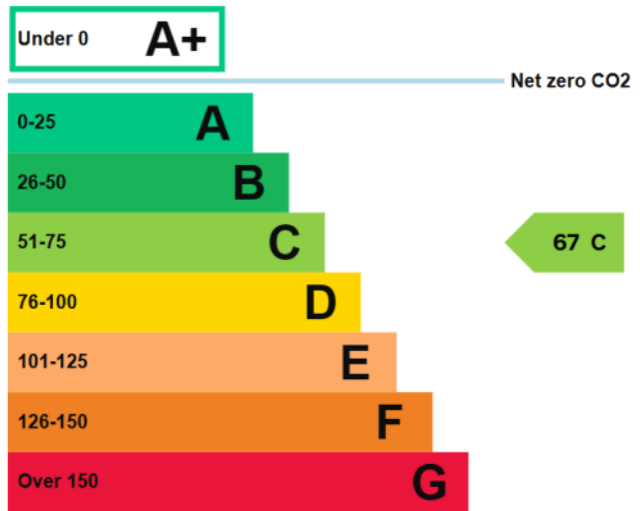
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

## VIEWING

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

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### 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 January 2024 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.