

CORNER RETAIL UNIT TO LET



41 Northgate, Wakefield, WF1 3BJ

- 685 sq ft / 63.64 sq m
- Fronting onto both Northgate and Cross Street
- Excellent display windows
- Situated in a popular food hub
- Modern shop front
- Kitchenette and Wc facilities

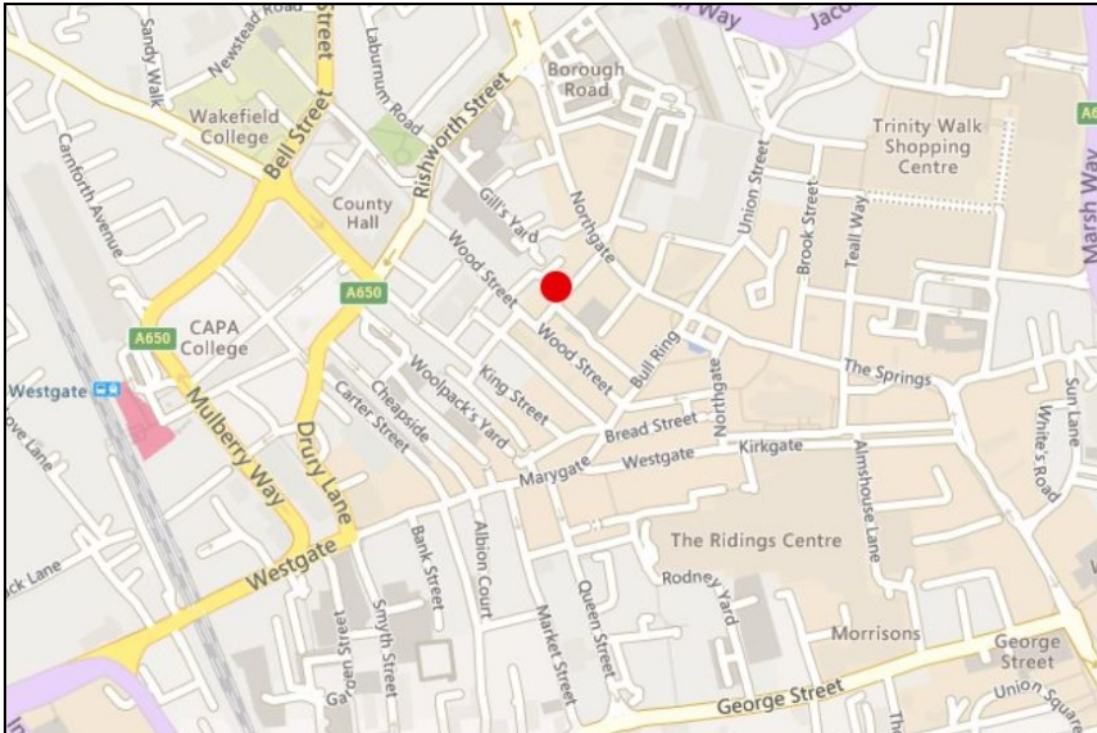


DESCRIPTION

This is a superbly presented ground floor shop unit with substantial window displays to both Northgate and Cross Street. The accommodation is broadly rectangular with Wc facilities and kitchenette off to the rear. The property further benefits from electric roller shutters and would suit a wide variety of uses.

LOCATION

The property occupies a very visible position on Northgate at its junction with Cross Street making this an attractive trading position. Over the past few years, Northgate has continued to grow in popularity with more restaurants occupying the area. Other local traders include Robatory, Rustico's, Fino Pizzeria and Cicchetti, Sofra Turkish and Grill and Vows Bridal.



ACCOMODATION

Retail Area - 40ft 0in x 14ft 6in = 580 sq ft

13ft 2in x 6ft 3in = 82 sq ft

Total area = 685 sq ft (63.64 sq m) Plus Wc facilities

RENTAL

£15,000 per annum

LEASE

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

RATES

We understand from the VOA website that the property currently has a rateable value of £15,500. 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

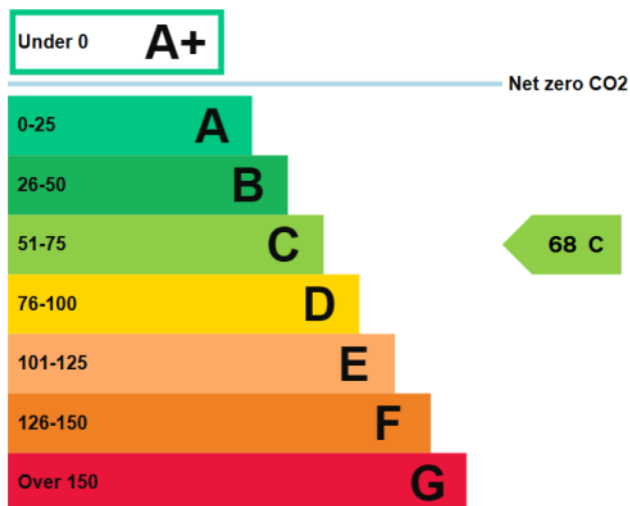
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

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 February 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.