

# CORNER RETAIL UNIT TO LET



41 Northgate, Wakefield, WF1 3BJ



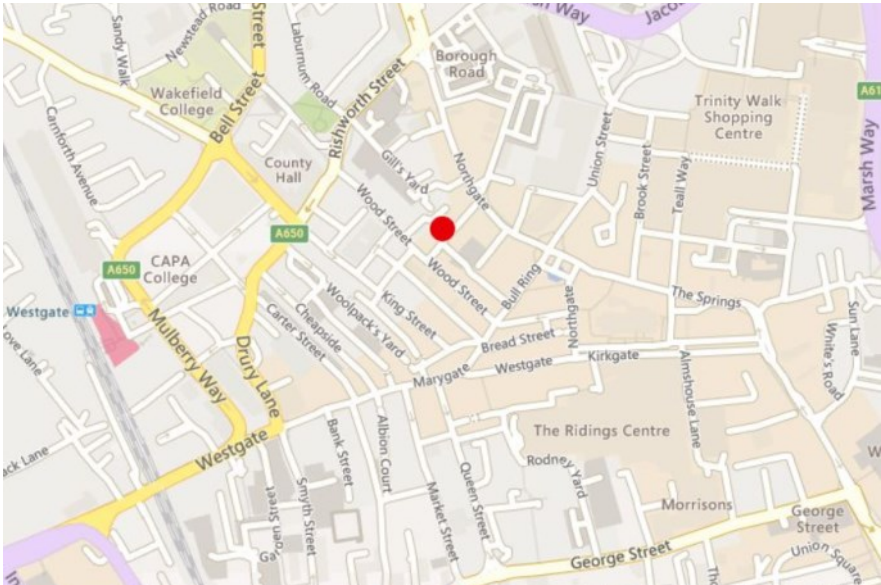
- 685 sq ft / 63.64 sq m
- Fronting onto both Northgate and Cross Street
- Excellent display windows
- Situated in a popular food hub
- Modern shop front
- Kitchenette and Wc facilities

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

SUMMARY

RENT	£15,000
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£15,500
SMALL BUSINESS RATES RELIEF	Not applicable. For more information please contact the local authority on
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-68

VIEWINGS & FURTHER ENQUIRIES



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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.