

CITY CENTRE RETAIL UNIT TO LET



24 Wood Street, Wakefield, WF1 2ED



- 627 sq ft (62.43 sq m)
- Open plan and broadly rectangular
- Modern aluminium shop front
- 18ft 8in display frontage
- Excellent nearby traders
- Kitchen and Wc facilities

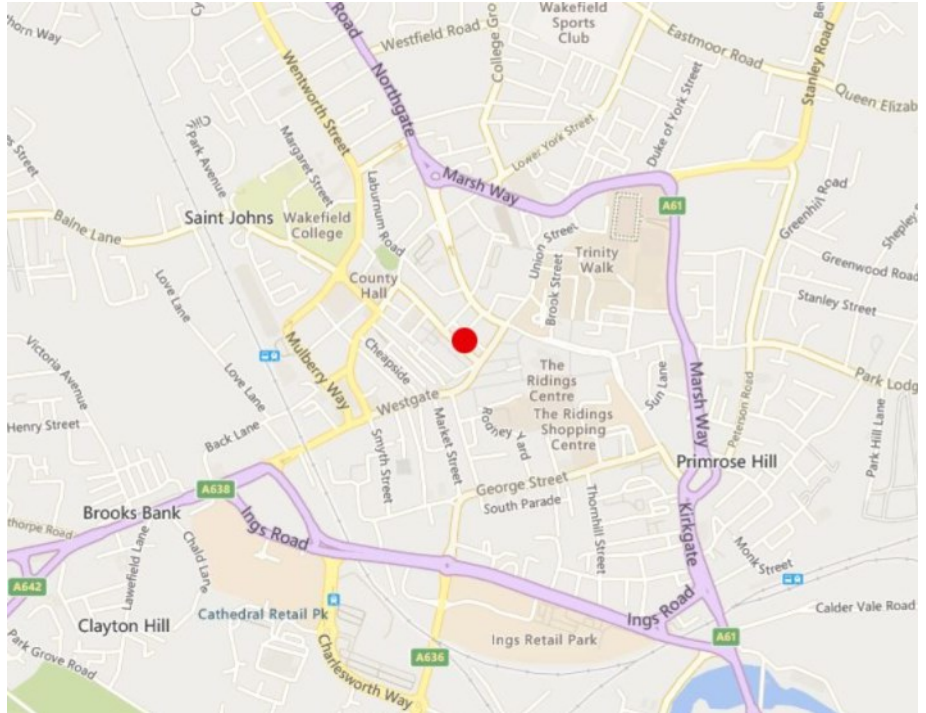
DESCRIPTION

This is a well presented former food establishment offering a predominantly open plan and broadly rectangular space with a partitioned kitchen, stores and Wc facilities to the rear. The shop front is of a modern aluminium design providing excellent display frontage.

Heating is provided for with a number of electric storage heaters and the property further benefits from air-conditioning.

LOCATION

The property is situated fronting onto Wood Street close to its junction with Cross Street. This area is home to a number of landmark buildings including the Town and County hall as well as a number of local traders including Qubana Restaurant, Smokehouse Restaurant, Oliver Dean hairdressers and Vanilla Bean cafe.



ACCOMMODATION

Frontage - 18ft 8in

Sales area- 27ft 2in x 17ft 7in = 447 sq ft

Kitchen - 13ft 11in x 13ft 4in = 185 sq ft

(Includes stock room)

Store- 7ft x 5ft 9in = 40 sq ft

Plus Wc facilities

Total net area = 672 sq ft (62 sq m)

SUMMARY

RENT	£13,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£8,300
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-125



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 June 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.