

PRIME OFFICE/RETAIL UNIT

With upper parts

TO LET

**Vickers
carnley**



2a Bull Ring, Wakefield, WF1 1HA



- 982 Sq Ft - (91.23 Sq M)
- Part of a prestigious building
- Very well presented internally
- Prime city centre location
- Upper parts
- Wc and kitchen facilities
- Excellent pedestrian footfall

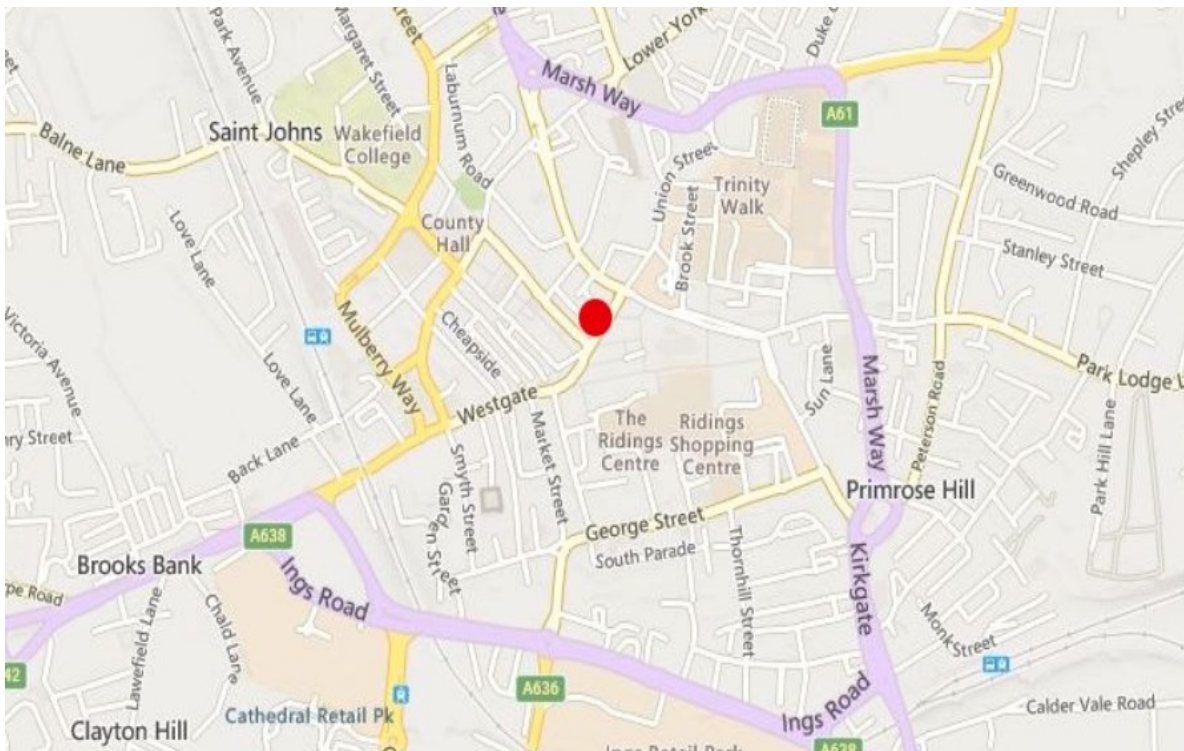
DESCRIPTION

This is a centrally located retail unit having the benefit of useful upper parts, being situated in what is one of Wakefield's most prestigious buildings. In addition, the site is in the midst of Wakefield's Cafe bar culture overlooking the Bull Ring. The property includes laminate flooring, feature lighting and 3x Wc's to the first floor.

The accommodation is planned on two floors and is broadly rectangular in shape with stairs to the rear leading to the upper parts.

LOCATION

Being situated in this near to prime position close to the busy junction of the Bullring and Northgate. The premises benefit from good passing pedestrian flow with a pedestrian crossing located nearby which leads into the main pedestrian area of the city and the Trinity Shopping Centre. Nearby occupiers include Qubana Bar & Grill, Reeds Rains Estate Agents, The Strafford Arms and Iris Restaurant.



ACCOMODATION

Net frontage - 17ft 7in

Shop depth - 32ft 3in

Ground floor sales area = 531 sq ft

First floor Offices - Storage = 451 sq ft

Male & female Wc's

Total net internal area = 982 sq ft (91.23 sq m)

SUMMARY

RENT	£19,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	Awaiting assessment.
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
SERVICE CHARGE	Applicable. Further details upon request.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-74



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 September 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.