

# GROUND FLOOR RETAIL UNIT TO LET



## Unit 3, Wakefield Bus Station, Union Street Wakefield, WF1 3AQ



- 740 sq ft / 69 sq m
- Prime location in the bus station
- Very practical open plan shape
- Separate store with kitchen and Wc facilities
- Air conditioning
- Security shutter to the front

## DESCRIPTION

This is a very practical self contained shop unit with rear storage, kitchen and Wc facilities. Internally, the premises are ready to receive a tenants fixtures and fittings and benefits from having a suspended ceiling and own utility supply. This really is a unique opportunity to acquire a retail unit in one of Wakefield's busiest trading positions.

## LOCATION

Ideally located on the concourse in Wakefield's bus station, close to both Greggs and WH Smiths and just a few minutes walk from the Trinity Shopping Centre. The bus station benefits from having thousands of visitors each day.

## ACCOMODATION

Retail area - 20ft x 28ft = 560 sq ft  
Rear store - 20ft x 9ft = 180 sq ft  
Includes kitchen and Wc facilities

**Total net area = 740 sq ft**



## SUMMARY

<b>RENT</b>	£15,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	Awaiting assessment.
<b>SMALL BUSINESS RATES RELIEF</b>	For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	Awaiting assessment.

## 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.