

CORNER UNIT  
**TO LET**  
ON FLEXIBLE TERMS



Unit 4, Wakefield Bus Station, Union Street  
Wakefield, WF1 3AQ

- 203 sq ft / 19 sq m
- Prime location in the bus station
- Good footfall
- Realistic rental level
- Light and airy space
- Close to Greggs and WH Smiths

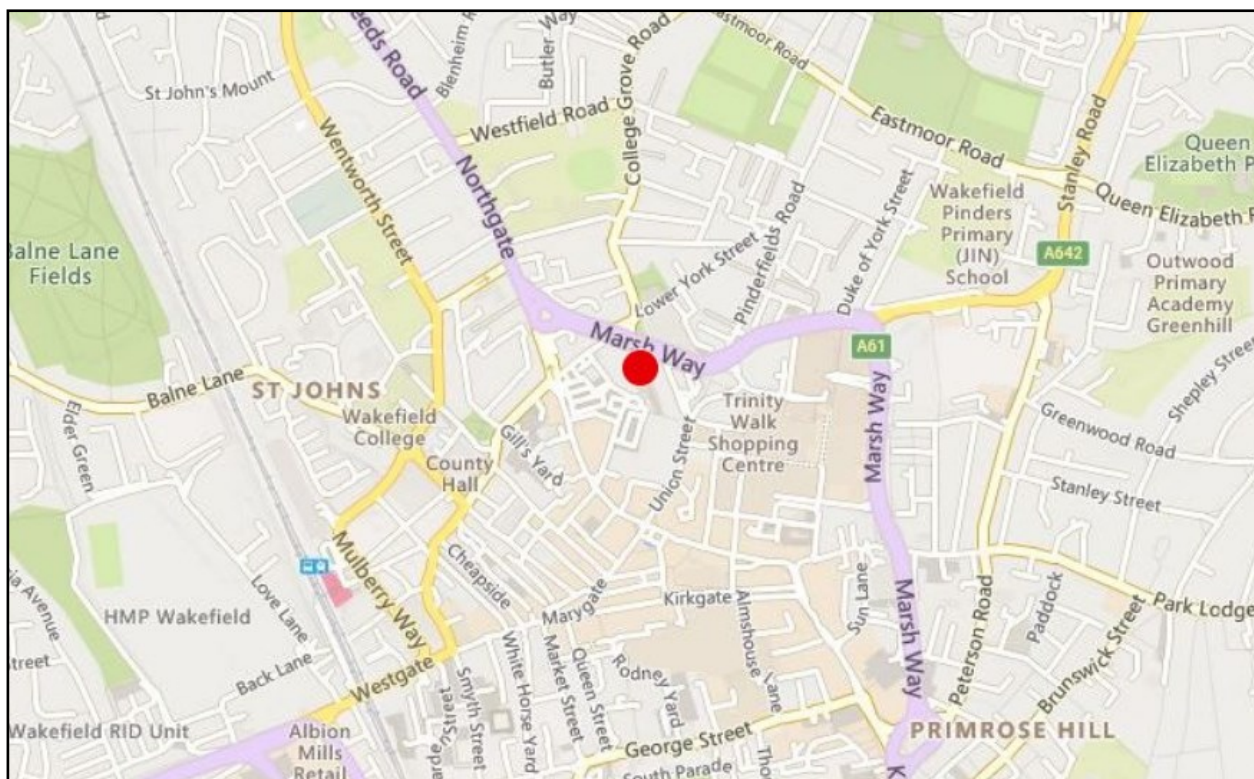


## DESCRIPTION

This prime corner unit is ready for immediate occupation and on flexible terms. The property has the benefit of utilities being included within the rental. This really is a unique opportunity to acquire a retail space 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

18ft x 11ft 3in = 203 sq ft

**Total gross internal area = 203 sq ft / 19 sq m**

## RENTAL

£8,000 per annum

## LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed.

## RATES

We understand from the VOA website that the rateable value of the property is £3,250. 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.

## SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

## LEGAL COSTS

Each party is responsible for their own legal costs. Lease for a term to be agreed.

## VAT

VAT will be charged in addition at the standard rate.

## 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.

## EPC

The property is currently awaiting assessment.

### 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 November 2023 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.