

GROUND FLOOR RETAIL UNIT TO LET



1 Westgate, Wakefield, WF1 1JZ



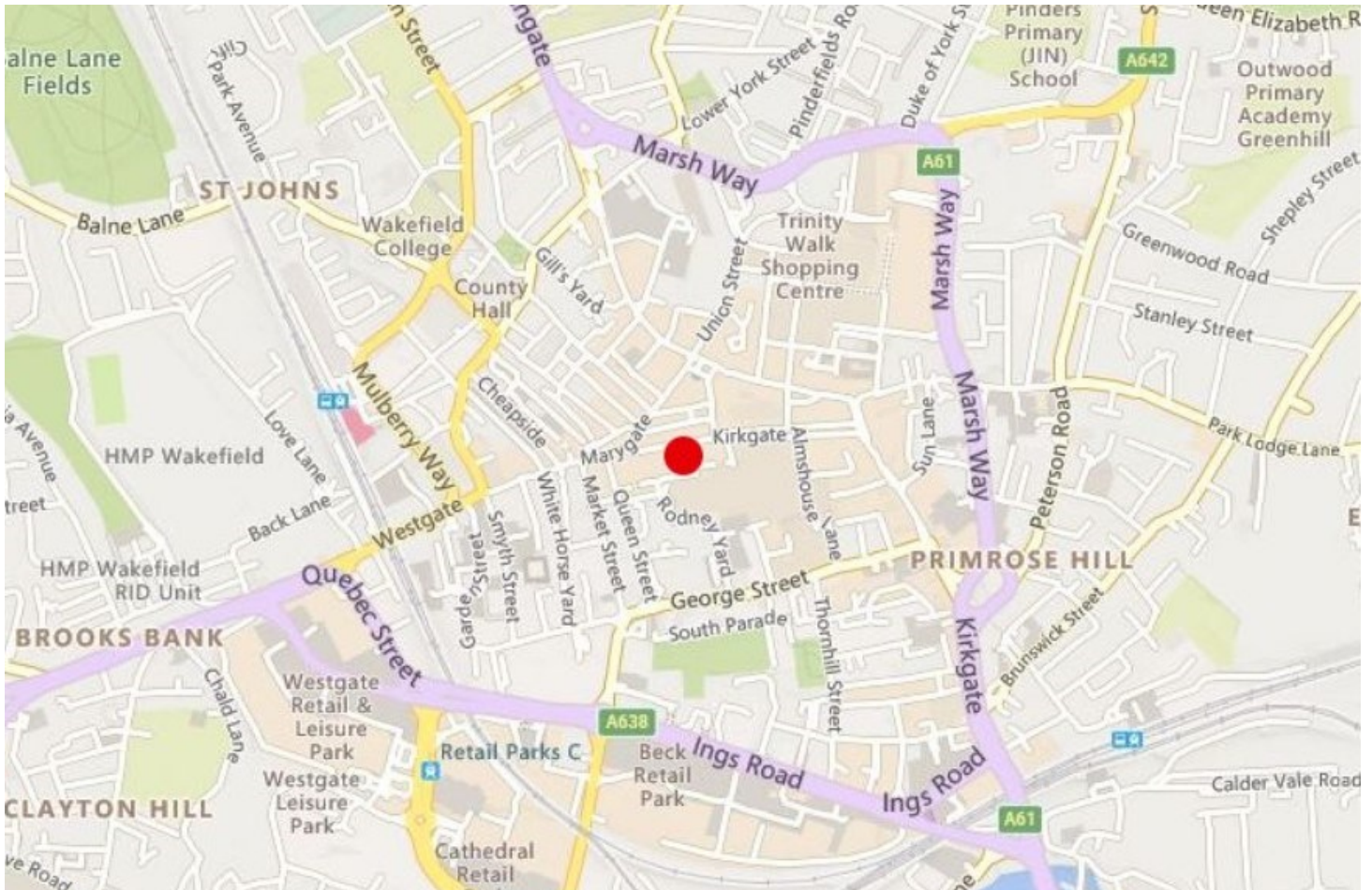
- 1,040 sq ft (96.62 sq m)
- £30,000 per annum
- Excellent frontage
- Prominent high street position
- Modern fittings
- Wc and kitchen facilities
- Located next to The Ridings Shopping Centre

DESCRIPTION

This is a broadly rectangular open plan ground floor retail unit which has just been refurbished to create a very modern and airy retail space. The premises benefit from having a substantial return window display along with a prominent frontage on what will be Wakefield's up and coming market square.

LOCATION

The property occupies a very visible position on the main pedestrian shopping precinct in Wakefield city centre and benefits from a good footfall. Other nearby occupiers include RSPCA, Cex, Warhammer, British Heart Foundation, Specsavers and Max Spielmann.



ACCOMMODATION

18ft 3in x 57ft = 1,040 sq ft
plus Wc

SUMMARY

RENT	£30,000 per annum
SERVICE CHARGE	A service charge is applicable. Further details upon request.
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	To be confirmed.
VAT	VAT is applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E103

VIEWINGS & FURTHER INFORMATION

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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 created November 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.