

# PROMINENT RETAIL UNIT TO LET



174 Lower Kirkgate, Wakefield, WF1 1UD



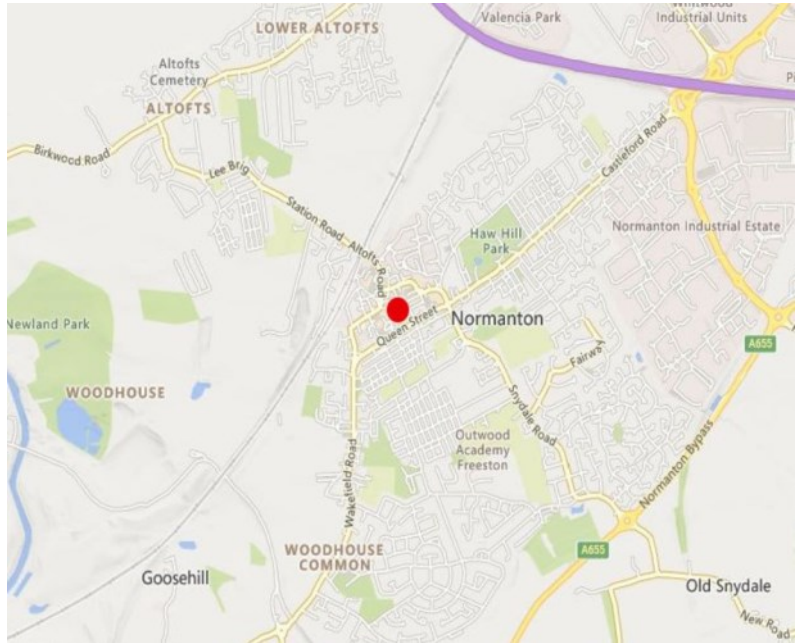
- 941 sq ft (87.42 sq m)
- £14,000 per annum
- Ground and first floor space
- Open plan sales area
- Kitchen & Wc facilities
- Situated close to Wakefield city centre
- On street car parking

## DESCRIPTION

This is a very prominent retail unit which forms part of a parade of shops fronting directly onto a busy arterial road. Briefly the unit comprises a broadly rectangular open plan sales area at ground floor with kitchen and Wc facilities to the rear with additional retail/office space at first floor.

For additional security the traditional style wood shop front benefits from an electric roller shutter door.

On street car parking is available directly to the front of the property.



## LOCATION

The property is situated on one of the main arterial roads into Wakefield city centre from the Barnsley and Doncaster Roads and benefits from street parking to the front, something not always available in the city centre. Other nearby traders include Bridgefords Estate Agents, Leah Bramwell Academy and The Ridings Shopping Centre.



## ACCOMMODATION

### Ground Floor

Shop Front 16ft 4in x 34ft 0in = 555 sq ft  
Less Stairs (3ft 3in x 8ft 8in = (28 sq ft)  
Kitchen 7ft 3in x 7ft 3in = 53 sq ft  
Plus Wc

580 sq ft (53.88 sq m)

### First Floor

Store/Retail 16ft 4in x 25ft 0in = 408 sq ft  
Less Stairs (11ft 10in x 4ft 0in) = (47 sq ft)

361 sq ft (33.53 sq m)

**Total net area = 941 sq ft (87 sq m)**



## SUMMARY

<b>RENT</b>	£14,000 per annum
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>RATEABLE VALUE</b>	£3,600
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	C-66

## 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 updated December 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.