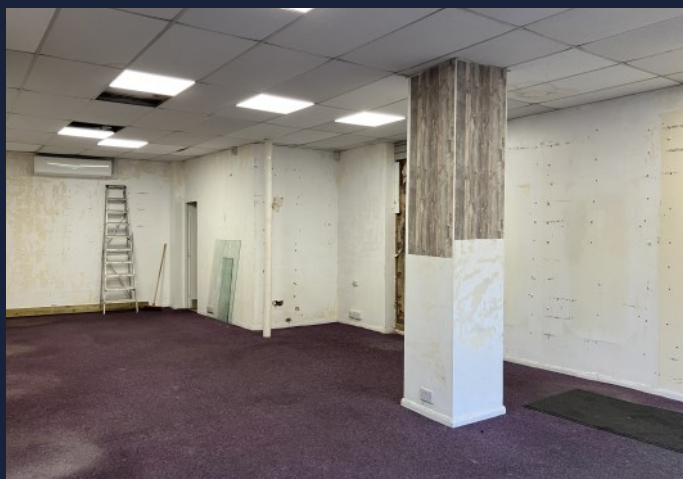


CITY CENTRE RETAIL UNIT TO LET



7a The Springs, Wakefield, WF1 1PU



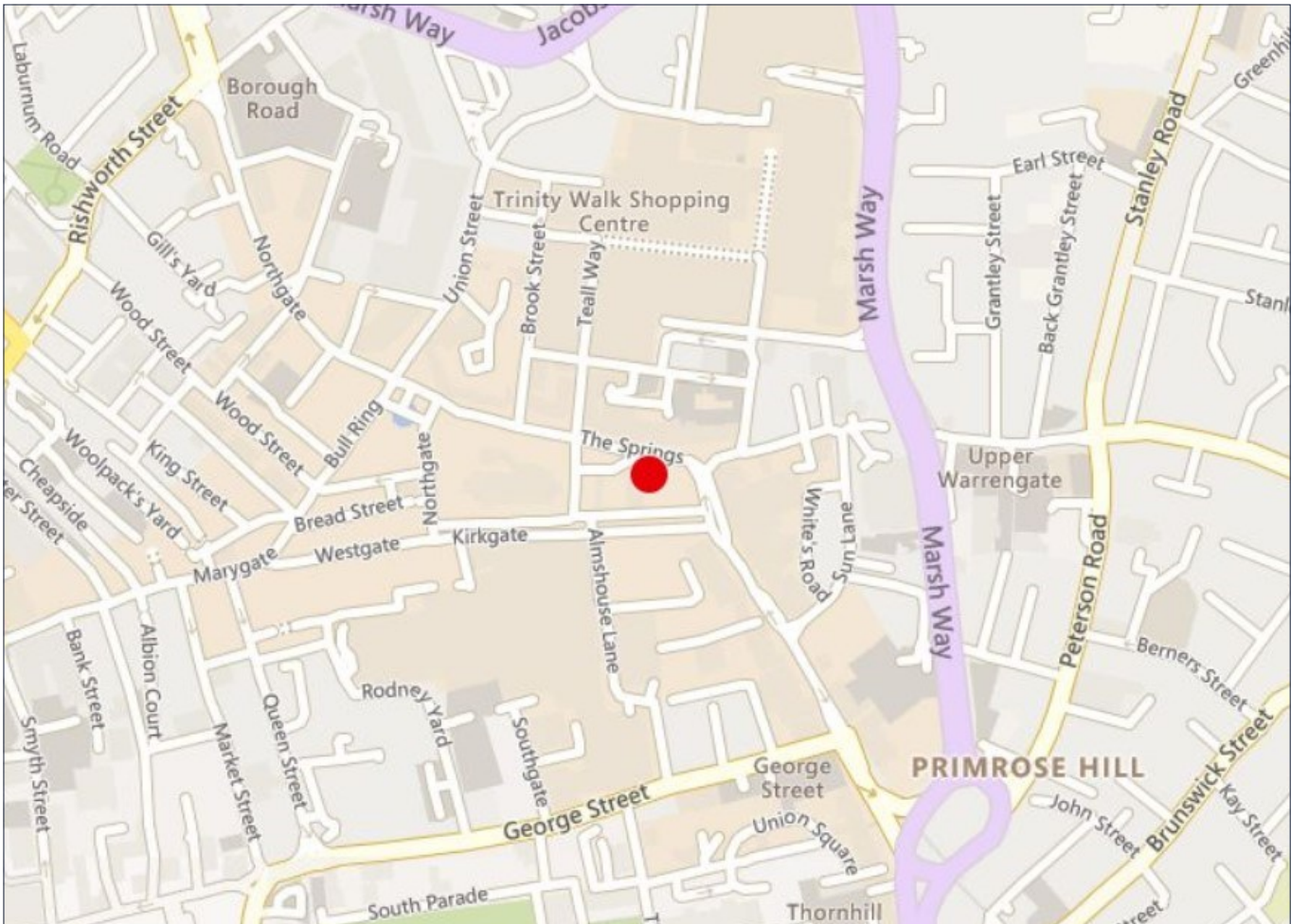
- 646 Sq Ft (60.01 Sq M)
- £7,200 per annum
- Will suit a variety of users
- Excellent location
- Kitchenette & Wc
- Realistic rental
- Close to Ridings shopping centre and Trinity Walk shopping centre

DESCRIPTION

This is a very functional single storey retail unit, internally the retail space is rectangular in shape with toilet and kitchenette to the rear and benefits from a suspended ceiling with inset lighting. The property has an aluminium shop front.

LOCATION

The unit occupies a very visible trading position on The Springs directly opposite its junction with Teall Street. The location benefits from a good footflow of shoppers being situated in between the Ridings Shopping Centre and The Trinity Shopping Centre. Other local traders nearby include Wakefield Hospice and Nationwide Building Society.



ACCOMMODATION

Retail Area - 36ft 11in x 17ft 6in = 646 sq ft (60.01 sq m)

Includes toilets and kitchenette

SUMMARY

SIZE	646 sq ft (60.01 sq m)
RENT	£7,200 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£8,100
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C51

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 created January 2025 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.