

# CITY CENTRE RETAIL/OFFICES TO LET



47 Northgate, Wakefield, WF1 3BH



- 1,290 sq ft / 120 sq m
- Former recruitment office
- Broadly open plan
- Useful upper parts
- Sought after location
- May suit food operator
- Excellent on street car parking

## DESCRIPTION

This is a very well presented ground and first floor retail unit situated in a prominent trading position in a much sought after location on Northgate.

The accommodation comprises a broadly rectangular ground floor retail area with an aluminum shop front display and very useful retail and storage space at first floor.

## LOCATION

The property is located on Northgate, close to its junction with Cross Street. This position is very popular with various boutique style shops, Estate Agents and restaurants. Other nearby traders include Fino, Manning Stainton, Robatory, Butterfly Aesthetics and Sofra Turkish Grill.



## ACCOMODATION

Ground Floor

Sales - 17ft 7in x 35ft 6in = 624 sq ft

Kitchen - 6ft 4in x 6ft = 38 sq ft

**Total GF area = 662 sq ft**

First Floor

Sales- 17ft 8in x 33ft = 583 sq ft

Store - 9ft x 5ft = 45 sq ft

Male and female Wc facilities

**Total area = 1,290 sq ft**

SUMMARY

RENT	£20,500 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£15,250
SMALL BUSINESS RATES RELIEF	Not applicable. For more information please contact the local authority on 01977 727121.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-106

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.