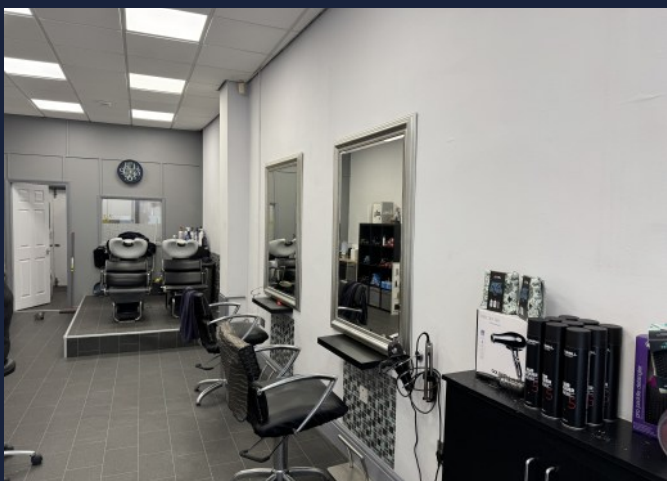


RETAIL UNIT TO LET



36 Northgate, Wakefield, WF1 3AN



- 530 sq ft (49 sq m)
- Air conditioning
- Open plan
- Just a few meters from Wakefield Exchange
- Ideal for a variety of users

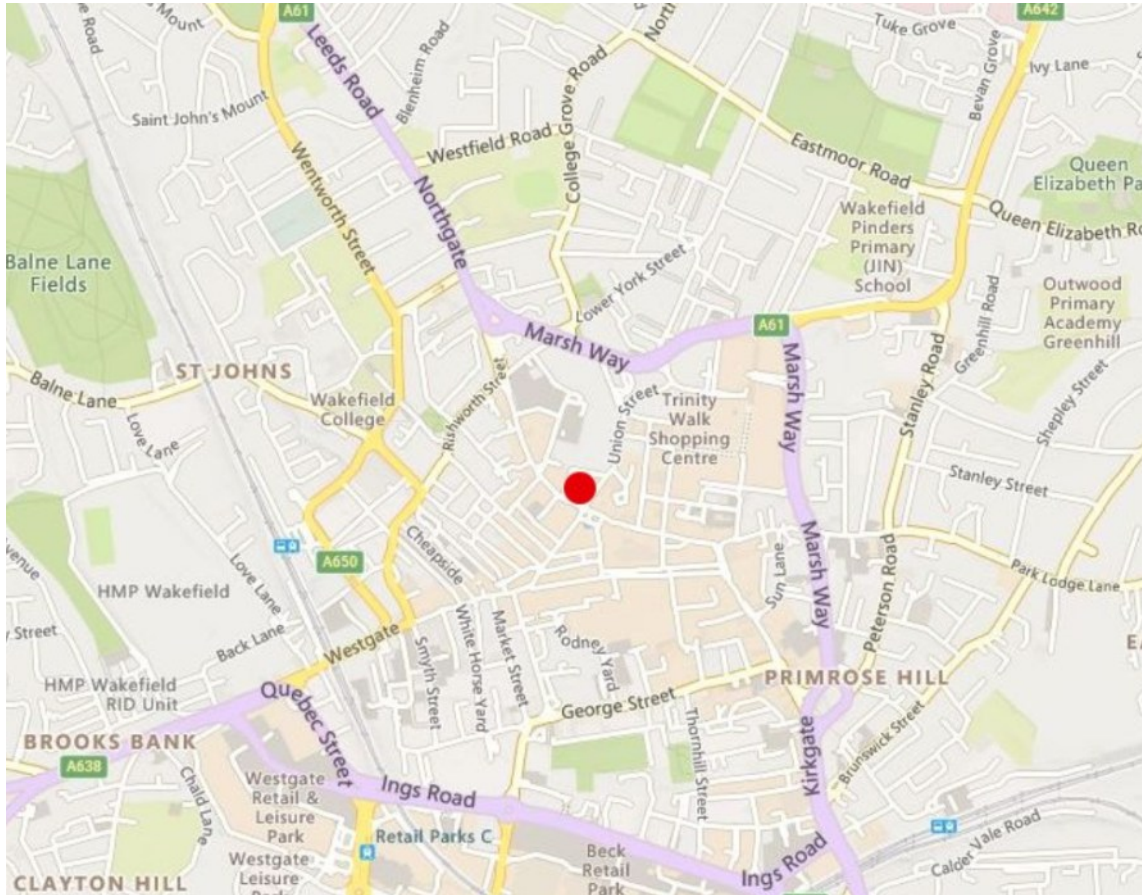
DESCRIPTION

This is a former hair salon and therefore would provide ideal accommodation for a similar use or alternatively anyone requiring a premier location just a few meters from Wakefield Exchange, Wakefield's newest multi purpose venue.

Please note. current tenant moving due to relocation.

LOCATION

The premises are located in a very visible location fronting onto Bullring almost adjacent to Wakefield Exchange and just a short walk away from the bus station and the entrance to Trinity Walk Shopping Centre.



ACCOMMODATION

Retail area - 37ft 4in x 12ft = 448 sq ft

Rear area - 10ft 3in x 8ft = 82 sq ft

Plus Wc

Total net internal area = 530 sq ft (49 sq m)

SUMMARY

RENT	£17,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£11,000
SMALL BUSINESS RATES RELIEF	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	C-71

VIEWINGS & FURTHER INFORMATION

	<p>Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk</p>
	<p>Isobel Smith 01924 291500 isobel.smith@vickerscarnley.co.uk</p>

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 February 2025 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.