

RETAIL UNIT/CAFE

TO LET

Vickers  
carnley



45 Northgate, Wakefield, WF1 3BH



- 550 sq ft (51.1 sq m)
- £15,000 per annum
- Ideal trading location
- Modern aluminium shop front
- Air conditioning
- Wc facilities
- City centre location

vickerscarnley.co.uk  
Crown Court, Wakefield, WF1 2SS

01924 291500

## DESCRIPTION

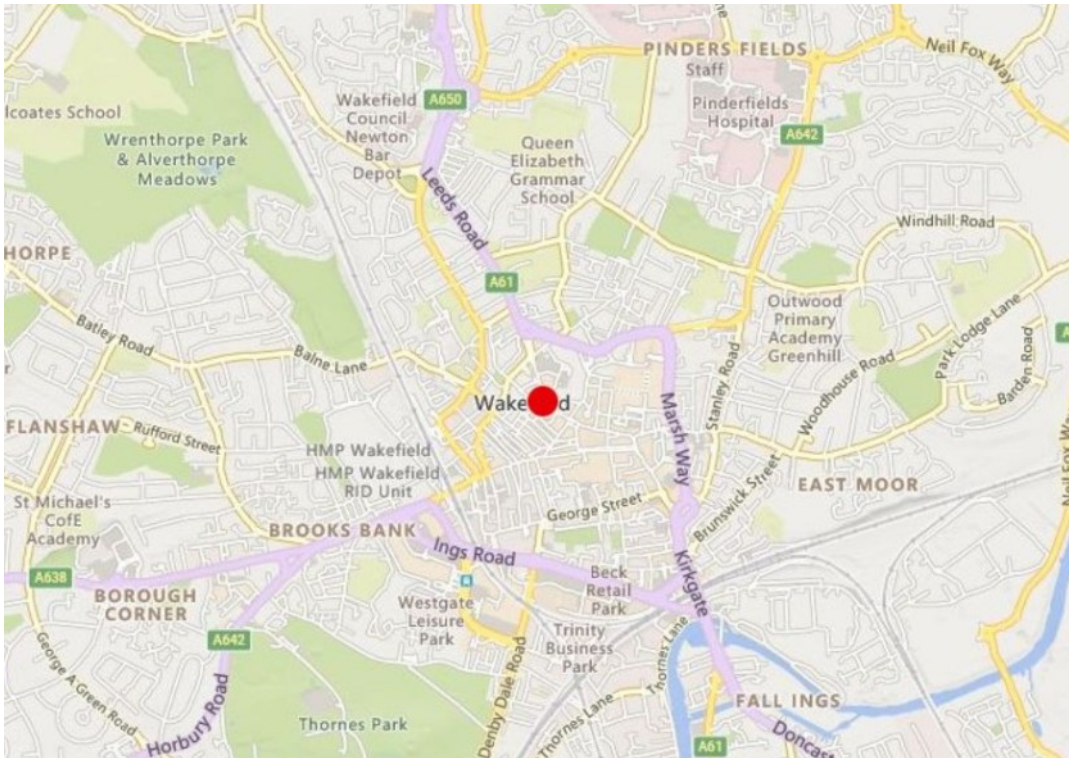
This is a very prominently positioned shop unit which is broadly rectangular in shape with wc facilities off to the rear and has successfully traded as a cafe for a number of years.

The property further benefits from a modern aluminium shop front, air conditioning , Wc and double glazed windows.

## LOCATION

The property is situate on Northgate close to it's junction with Cross Street, just off the Bull Ring in a well established area for food in Wakefield city centre.

Other nearby occupiers include the restaurants known as Rusticos, The Robatary and Fino as well as Richard Kendal Estate Agents, The Calder & Hop public house and more.



## ACCOMODATION

Ground Floor Retail 27ft 10in x 18ft = 501 sq ft  
Rear Store 4ft 5in x 11ft 1in = 49 sq ft

**Total net internal area = 550 sq ft (plus Wc)**



## SUMMARY

|                                    |  |
|------------------------------------|--|
| <b>RENT</b>                        | £15,000 per annum  |
| <b>LEASE</b>                       | Full Repairing and Insuring.   |
| <b>RATEABLE VALUE</b>              | £13,250  |
| <b>SMALL BUSINESS RATES RELIEF</b> | Applicable.<br>For more information, please contact the local authority on 01977 727121. |
| <b>SERVICE CHARGE</b>              | A service charge is applicable. Further details upon request.                            |
| <b>VAT</b>                         | Applicable   |
| <b>LEGAL FEES</b>                  | Each party is responsible for their own legal costs.                                     |
| <b>EPC</b>                         | C-57   |

## VIEWINGS & FURTHER ENQUIRIES

|  |  |
|--|--|
|   | <b>Lee Carnley</b><br>01924 291500<br>lee.carnley@vickerscarnley.co.uk   |
|  | <b>Isobel Smith</b><br>01924 291500<br>isobel.smith@vickerscarnley.co.uk |



## 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 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.