

DOUBLE FRONTED RETAIL UNIT TO LET



3 Marygate, Wakefield, WF1 1PA



- 482 sq ft (44 sq m)
- Double frontage
- Recently refurbished
- Tiled floor
- Excellent passing trade
- Ideal for a variety of uses

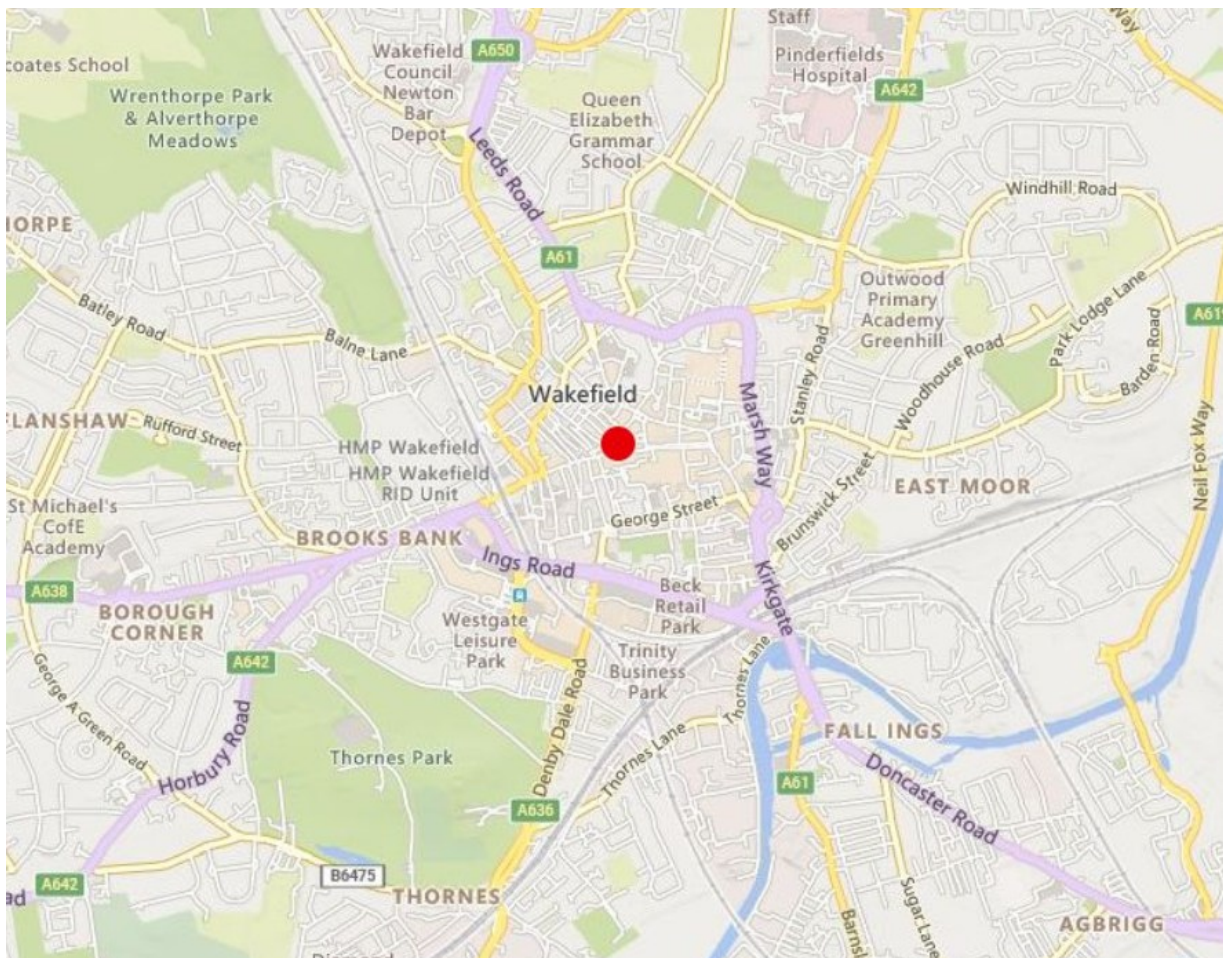
DESCRIPTION

This is a recently refurbished retail property with the added benefit of being double fronted onto both Westgate and Marygate. The property has been recently refurbished and would now prove ideal for a variety of uses including a hair and beauty salon.

While Wc facilities have not been installed, the landlord will do this after agreeing the exact location with the tenant.

LOCATION

This is arguably one of Wakefield's premier trading positions having the benefit of both pedestrian and vehicular passing traffic and is ideally situated for all the cities amenities.



ACCOMMODATION

Westgate frontage - 17ft 9in x 11ft = 195 sq ft

Middle section - 13ft 5in x 12ft = 161 sq ft

Marygate frontage - 12ft 3in x 10ft 4in = 126 sq ft

Total net internal area = 482 sq ft (44 sq m)

SUMMARY

SIZE	482 sq ft
RENT	£12,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£4,800
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	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 created March 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.