

CITY CENTRE RETAIL UNIT TO LET



11 The Springs, Wakefield, WF



- 305 sq ft (28 sq m)
- Good quality traditional shop front
- Superb trading position opposite the Trinity Shopping Centre
- Close by to The Ridings Shopping Centre
- Bus drop off points directly opposite
- Suitable for a variety of users

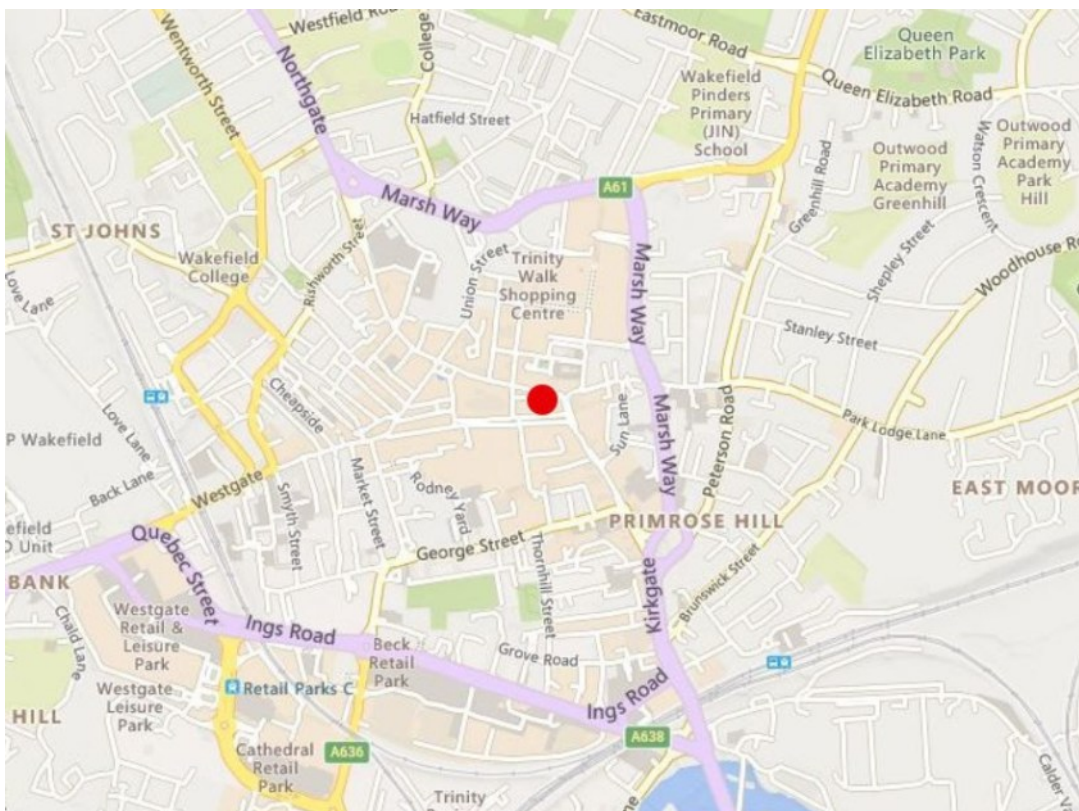
DESCRIPTION

This is a traditional brick built shop unit with useful uppers parts. Internally, the accommodation comprises of an open plan ground floor space and first floor with kitchenette and Wc facilities. The traditional hard wood shop front opens on to the pedestrian area of The Springs directly opposite the Trinity Walk Shopping centre and close by to The Ridings Shopping Centre.

LOCATION

The unit occupies a very visible trading position on The Springs directly at its junction with Teall Street. This property sits directly opposite Trinity Walk Shopping Centre and benefits from an increased footfall between this and the Ridings Shopping Centre 7 days a week.

Other nearby traders include Nationwide, Marks & Spencer's & Boots.



ACCOMMODATION

Ground Floor 14ft x 11ft 6in = 161 sq ft

First Floor

Store- 10ft 9in x 7ft 5in = 80 sq ft

Kitchen- 10ft 3in x 6ft 3in = 64 sq ft

Total net internal area = 305 sq ft

SUMMARY

RENT	£13,500 per annum
LEASE TERM	Full Repairing and Insuring Basis
RATEABLE VALUE	£3,500
SMALL BUSINESS RATES RELIEF	Applicable. 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	D-100

VIEWING & 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 prepared 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.