

RETAIL/OFFICE UNIT TO LET



55 Northgate, Wakefield, WF1 3BP



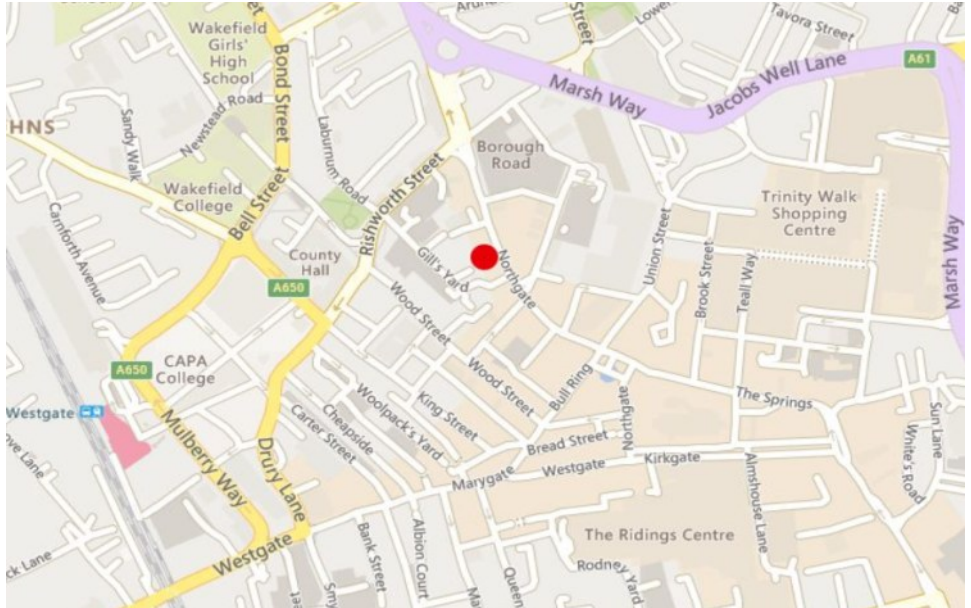
- 420 sq ft / 39 sq m
- Open plan space
- Excellent trading position
- Would suit a variety of uses
- Wc facilities
- Situated within busy food hub

DESCRIPTION

This is a Grade II Listed ground floor retail/office space which has recently been redecorated including a newly painted shop front. The unit comprises of a broadly open plan retail area with separate private office/treatment room, Wc facilities and cellar access.

LOCATION

The property occupies a much sort after trade location in the heart of which is now Wakefield's thriving food quarter. Nearby operators include Fino, Bella Roma, The Mumbai Lounge & Sofra Turkish & Grill. This area of the city has the benefit of having excellent car parking and is just a short walk away from the bus station, college and the city's main retail areas.



ACCOMMODATION

Total area =420 sq ft (39 sq m)

SUMMARY

RENT	£9,000 per annum
SERVICE CHARGE	Further details upon request.
RATEABLE VALUE	£8,800
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	Exempt.

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 December 2023 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.