

COMPACT SHOP UNIT TO LET



168 Lower Kirkgate, Wakefield, WF1 1UD



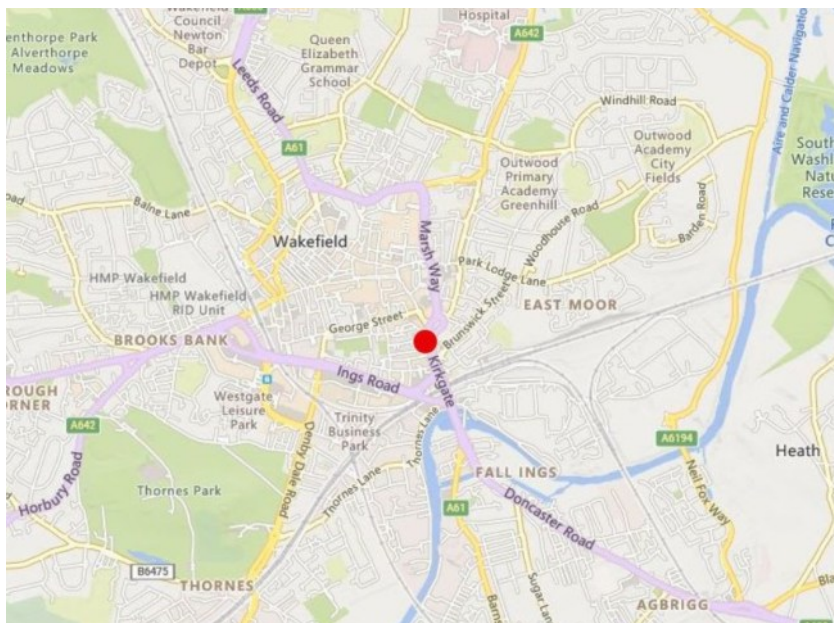
- 310 sq ft (28 .8 sq m)
- £6,000 per annum
- Roller shutter to front
- Situated in a visible part of Wakefield
- Mainly open plan to the ground floor
- Wc and kitchen facilities
- Good on street parking closeby

DESCRIPTION

This is a compact shop unit which was utilised as a tattoo studio for many years situated in a visible part of Wakefield fronting onto one of Wakefield's busiest roads. Internally the shop unit is mainly open plan on the ground floor with a treatment room to the rear. The first floor includes an open plan space with kitchenette, WC facilities and further treatment room.

LOCATION

The property occupies a very visible location on Kirkgate, overlooking the major roundabout in and out of Wakefield centre. The property benefits from having good on street car parking available closeby.



ACCOMMODATION

Ground floor	12ft 11in x 8ft 7in	110 sq ft
Ground floor rear	8ft 2in x 6ft 9in	55 sq ft
First floor front	12ft 7in x 6ft 4in	80 sq ft
First floor rear	6ft x 10ft 11in	65 sq ft
Total net internal area	310 sq ft	28.8 sq m
plus Wc and store		



SUMMARY

RENT	£6,000 per annum
LEASE TERM	Full Repairing and Insuring Basis
RATEABLE VALUE	£1,350
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-79

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.