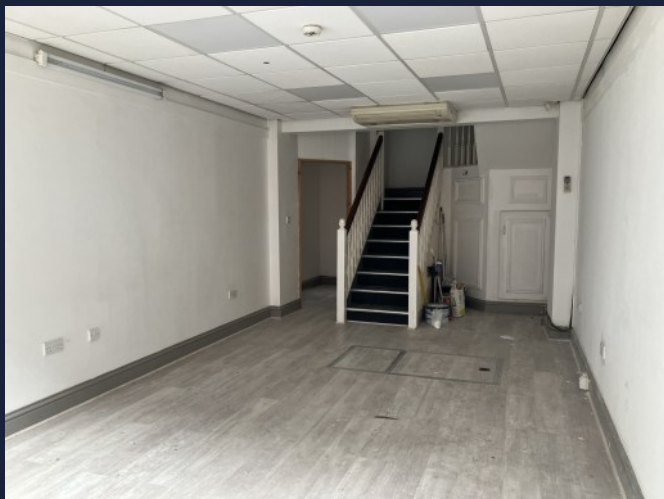


CITY CENTRE RETAIL UNIT TO LET



10 Little Westgate, Wakefield, WF1 1JY



- 325 sq ft (30 sq m)
- First and second floor ancillary/storage
- Broadly open plan space
- Excellent nearby traders
- Kitchenette & Wc facilities

DESCRIPTION

This is an attractive shop unit with a traditional timber shop front. Internally, the accommodation comprises open retail space at ground floor with stores and secondary retail space at first floor. Kitchen and Wc facilities are provided for at second floor. Additionally, the property benefits a substantial basement store, air conditioning, electric security shutter and security alarm.



LOCATION

The property is situated on the main shopping precinct in Wakefield city centre fronting onto Little Westgate, making this a very prominent trading position.

Other nearby traders include Boots, Marks & Spencer, Greggs and The Ridings Shopping Centre.

ACCOMODATION

Ground floor - 11ft 9in x 30ft = 325 sq ft

Plus first and second floor ancillary/storage, Wc facilities and kitchenette.

SUMMARY

| | |
|------------------------------------|---|
| RENT | £12,000 per annum |
| LEASE | Full Repairing and Insuring. |
| RATEABLE VALUE | £12,000. |
| 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-96 |

VIEWINGS & FURTHER ENQUIRIES



Lee Carnley

01924 291500

lee.carnley@vickerscarnley.co.uk



Isobel Smith

01924 291500

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 updated July 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.