

DOUBLE FRONTED SHOP UNIT

TO LET

Vickers
carnley



40-42 Northgate, Wakefield, WF1 3AN



- 1,967 sq ft / 182.73 sq m
- Starting rental £20,000 per annum
- Prominent position
- Located within Wakefield's restaurant hub
- Excellent display windows
- Useful rear access door and loading bay
- Close to Wakefield Exchange creative hub and leisure venue
- Walking distance to bus station

DESCRIPTION

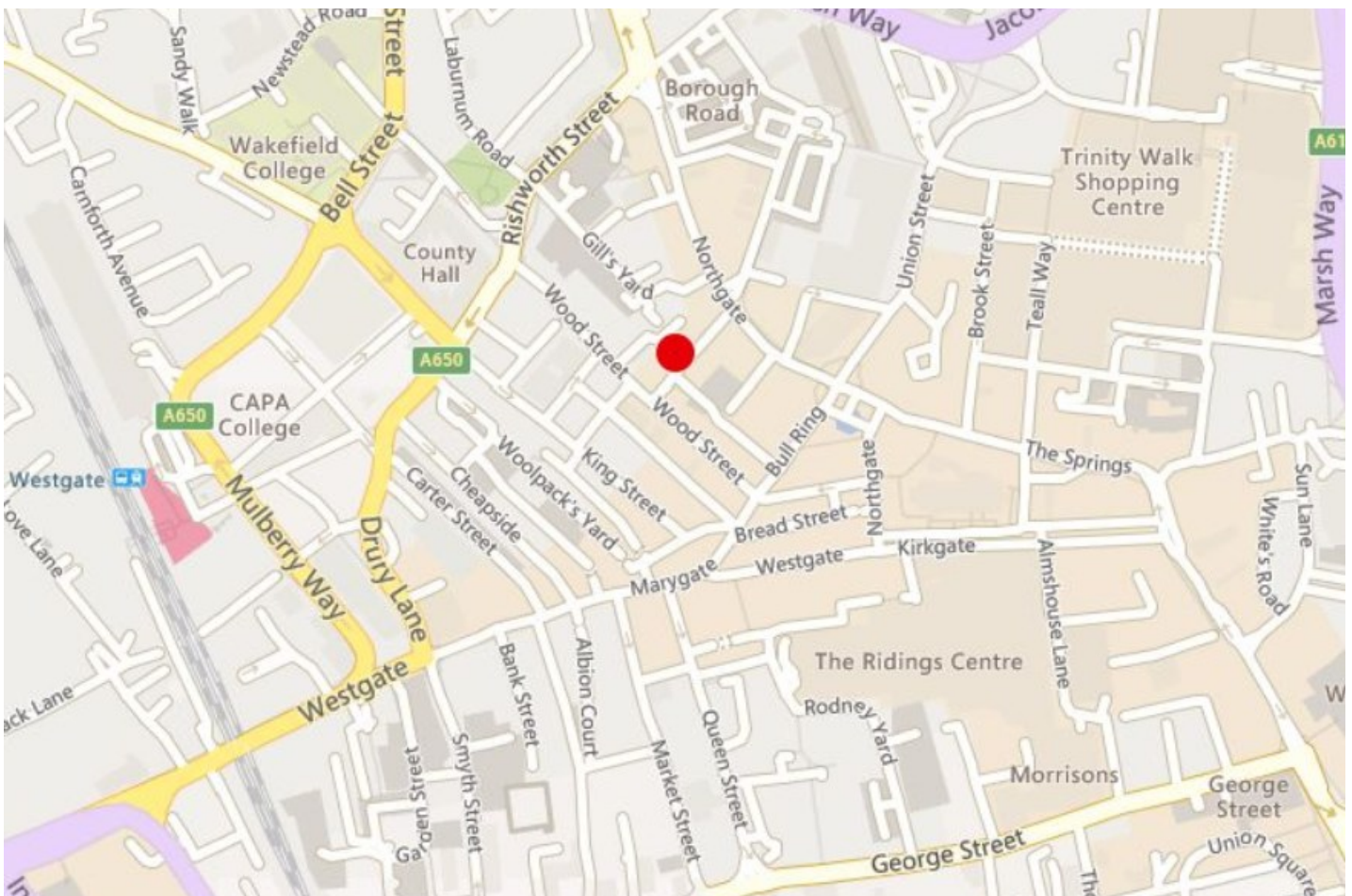
This is a substantial double fronted shop unit situated in one of Wakefield's more traditional shopping locations, fronting onto the Bullring.

The premises consists of a substantial broadly rectangular retail area with additional storage, kitchen and wc facilities to the rear.

Rear access door leads out to a rear yard/storage area.

LOCATION

The property is situated in an extremely prominent trading position at the bottom of Northgate, overlooking the Bull Ring in the heart of the city centre, and is just a few minutes walk from the bus station, the indoor market and both the Ridings and Trinity Walk Shopping centres. The property is close by to Wakefield Exchange which is Wakefield's new creative hub and leisure venue.



ACCOMODATION

Ground floor - 1,967 sq ft

Plus kitchen and Wc facilities

SUMMARY

RENT	Year 1—£20,000 per annum Year 2- £25,000 per annum Year 3- £30,000 per annum
LEASE	Full Repairing and Insuring for a minimum of a 5 year term.
RATEABLE VALUE	£34,000
SMALL BUSINESS RATES RELIEF	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	D-98



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 February 2024 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.