

COMPACT RETAIL PREMISES TO LET



59 Westgate End, Wakefield, WF2 9RL



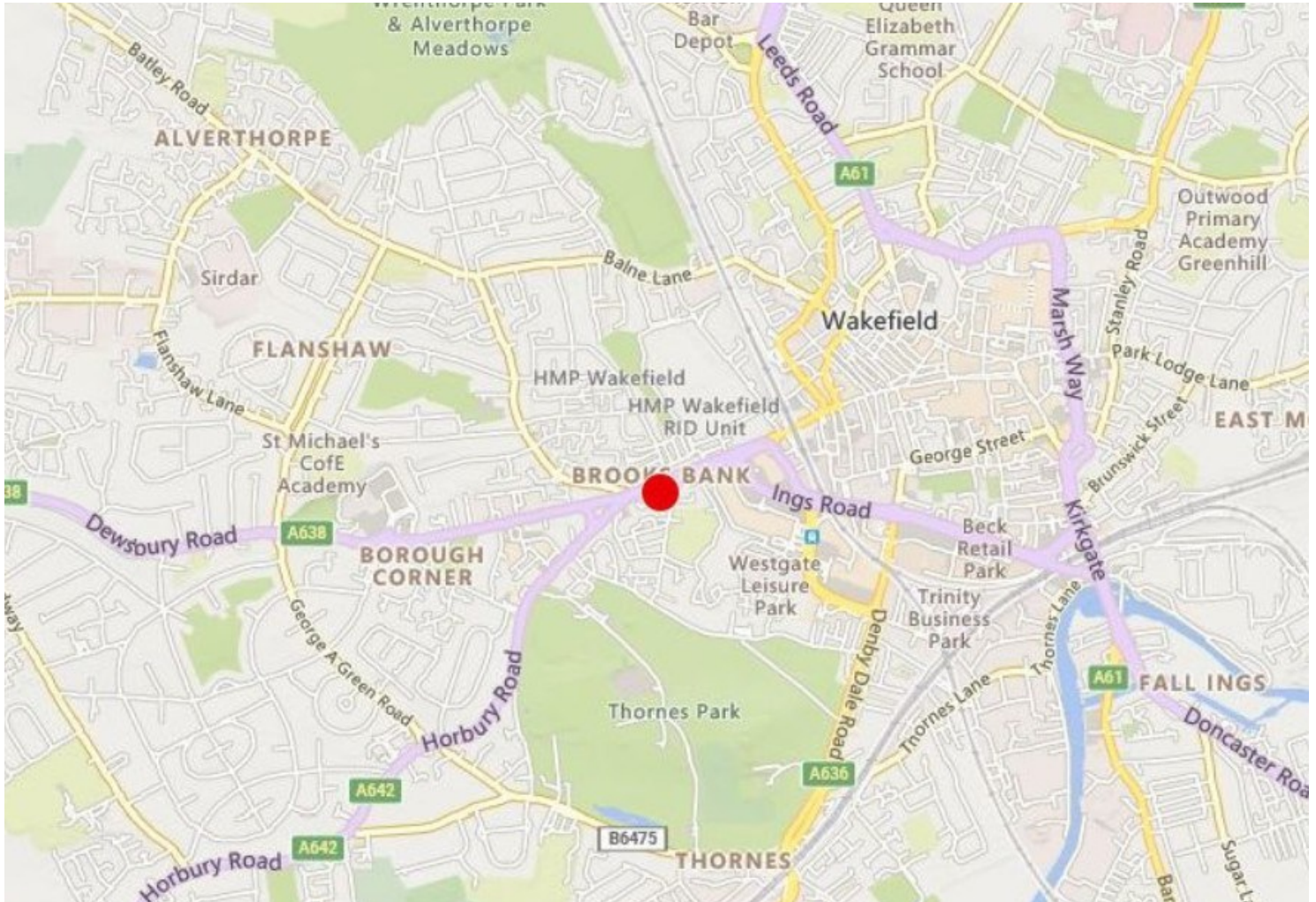
- 464 Sq Ft (543.11 Sq M)
- £6,500 per annum
- May suit a variety of users
- Ground and First floor
- Main road frontage
- Kitchenette and Wc facilities
- Walking distance to city centre and West gate train station

DESCRIPTION

This is a compact retail property comprising of a ground floor space with two first floor rooms. This an ideal opportunity for anyone requiring a main road presence. In addition the premises benefit from having a kitchenette and Wc facilities.

LOCATION

The property occupies a very visible main road position fronting onto Westgate which is the main access road into the city centre and leads directly to junction 40 of the M1 motorway.



ACCOMODATION

Retail Unit 11ft 5in x 14ft 3in = 163 sq ft

First Floor

Room 1 12ft 8in x 15ft 6in = 196 sq ft

Room 2 - 11ft 8in x 9ft 1in = 105 sq ft

Total net internal area- 464 sq ft (43.11 Sq M)
Plus Wc and kitchenette

SUMMARY

RENT	£6,500 per annum. The first months rent is payable upon legal completion.
LEASE TERM	Full Repairing and Insuring Basis.
RATEABLE VALUE	£1,975
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
BOND	Equivalent of 1 months rent
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-82

VIEWINGS & FURTHER INFORMATION



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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 created 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.