

CITY CENTRE RETAIL UNIT TO LET



4 Wood Street, Wakefield, WF1 2ED



- 840 sq ft (78 sq m)
- Suitable for a variety of uses
- well presented accommodation over 4 floors
- Useful second floor storage area
- Bus and railway stations are just a short walk away
- Business available to purchase by way of a separate negotiation

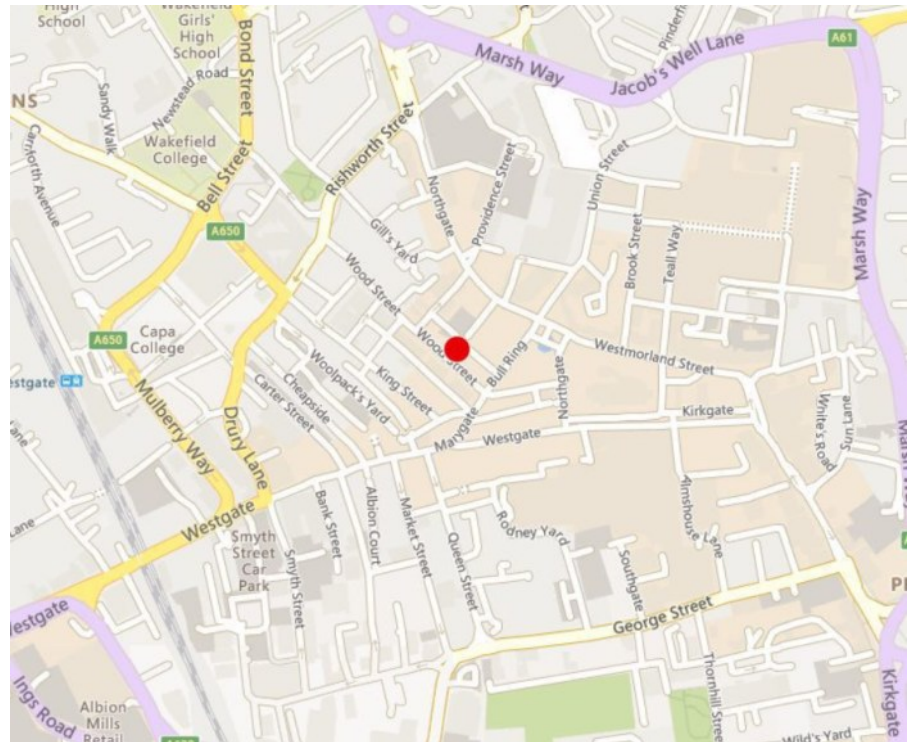
DESCRIPTION

This well presented premises are currently utilised as a bar however could be a variety of other uses who require a prominent trading position. The accommodation consists of an open plan broadly rectangular ground floor retail space with an additional first floor retail area plus additional second floor storage space and useful basement area which includes male and female Wc's.

Please note, the business is available to purchase. All interested parties should liaise directly with the current tenant.

LOCATION

The property occupies a prime location on Wood Street close to its junction with Westgate and Bull Ring. This part of the city centre has now become a popular food quarter and other nearby occupiers include Qubana, The Hilton Lounge, Kraft, RBT Video, Mumbai Lounge & Calder & Hops public house to name but a few.



ACCOMODATION

GF

Net internal area = 290 sq ft

FF

Net internal area = 275 sq ft

SF

Net internal area = 237 sq ft

Basement/store

Net internal area = 38 sq ft plus Wc facilities

Total net internal area = 840 sq ft (78 sq m)

SUMMARY

RENT	£10,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£5,400
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	C-52

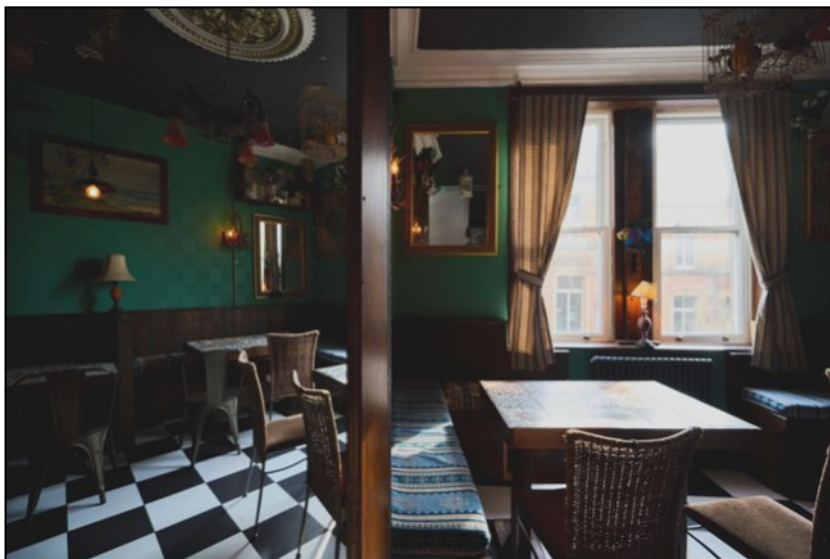
VIEWINGS & FURTHER ENQUIRIES



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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 created September 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.