

GROUND FLOOR RETAIL UNIT TO LET



80 Westgate, Unity Hall, Westgate, Wakefield, WF1 1EP



- 980 sq ft / 91 sq m
- Within a landmark property
- Would suit a variety of users
- Open plan space
- City Centre location
- Westgate Railway Station is just a short walk away

DESCRIPTION

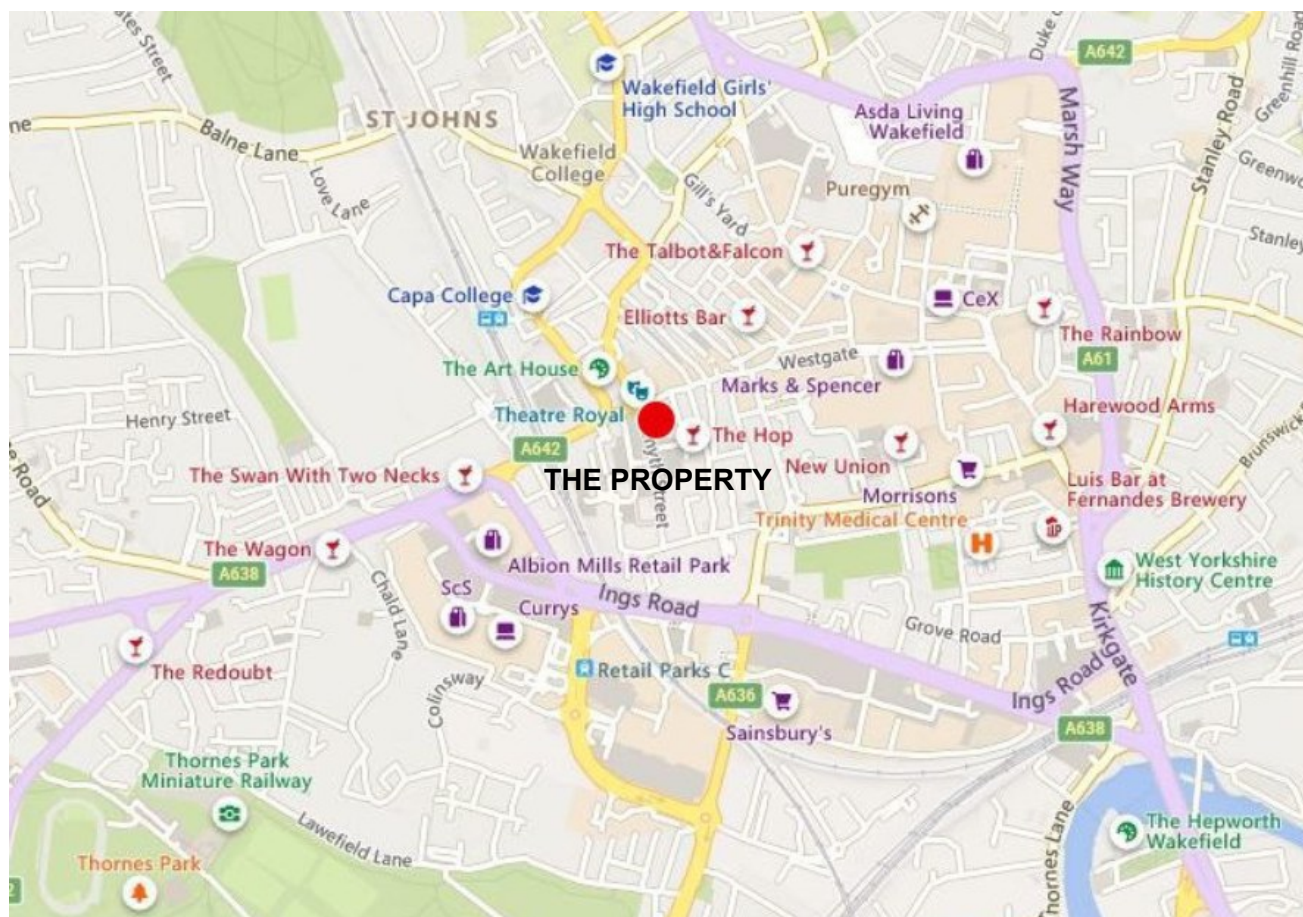
This is a rare opportunity to acquire a unique, very workable, rectangular open plan work space which could prove ideal to meet a modern retailers needs or alternatively, could easily be adapted into urban style office space or a truly creative hospitality venue. The accommodation could also lend itself to a beauty clinic or a well being centre.

The external façade boasts striking historic features fronting onto Westgate, surrounded by a variety of bars and restaurants.

LOCATION

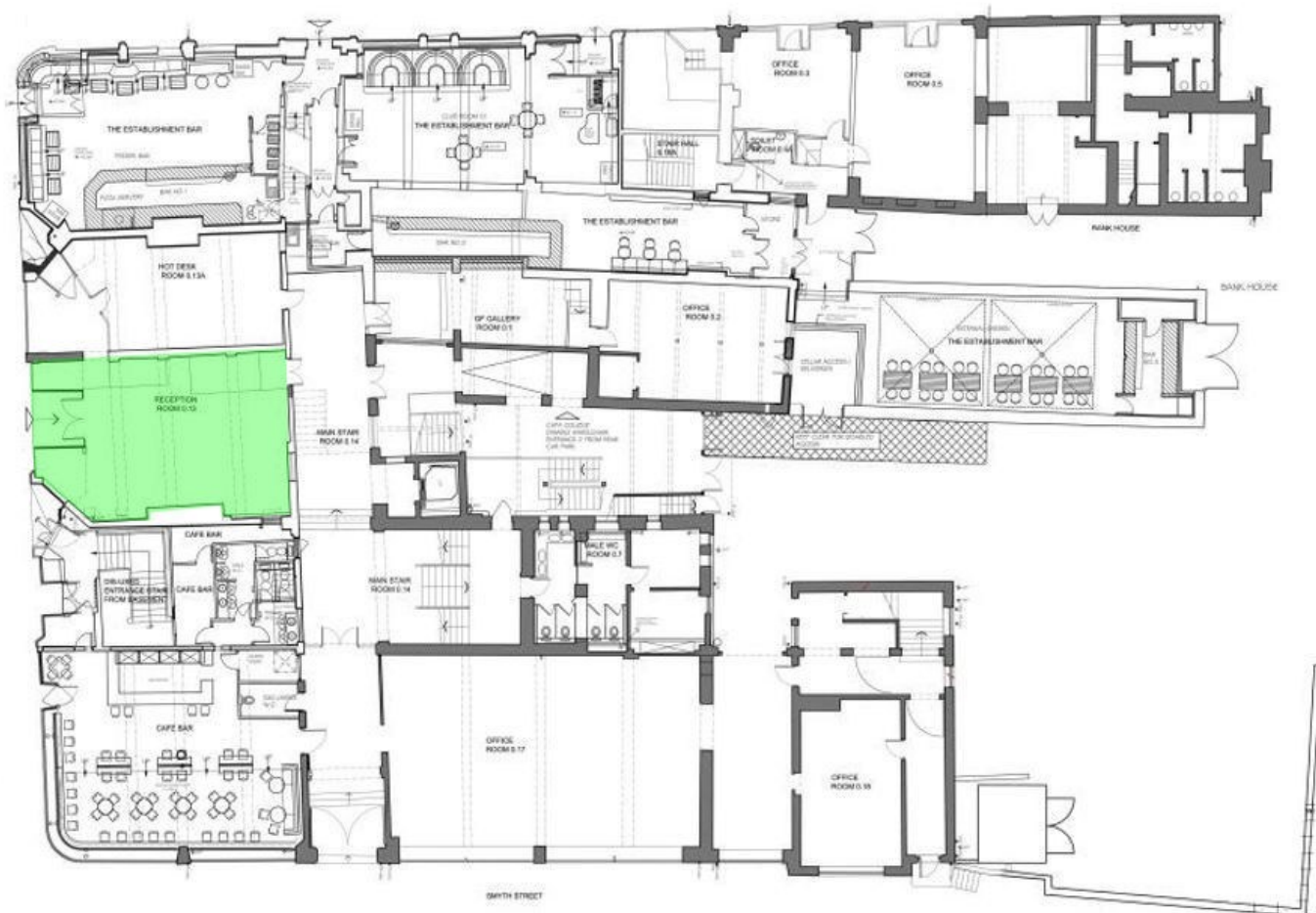
The property occupies an excellent position fronting onto Westgate and directly opposite Wakefield Theatre Royal. Commuting is simple with Westgate Railway Station just short of a 5 minute walk away, Junctions 39, 40 and 41 of the M1 Motorway are just a short drive away.

Several pay and display car parks are located nearby.



ACCOMODATION

Total net internal area = 980 sq ft (91 sq m)



GROUND FLOOR PLAN

SUMMARY

RENT	£1,800 per calendar month. The landlord will require 1 months rent upfront.
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	Awaiting assessment.
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
BOND	Equivalent to 1 months rent to act as a bond.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-63

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 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.