

TWO STOREY RETAIL UNIT TO LET



78 Northgate, Wakefield, WF1 3AY



- 930 sq ft (86 sq m)
- Prominent trading location
- Suitable for a variety of uses
- Additional first floor sales area
- Close to bus station and town centre amenities

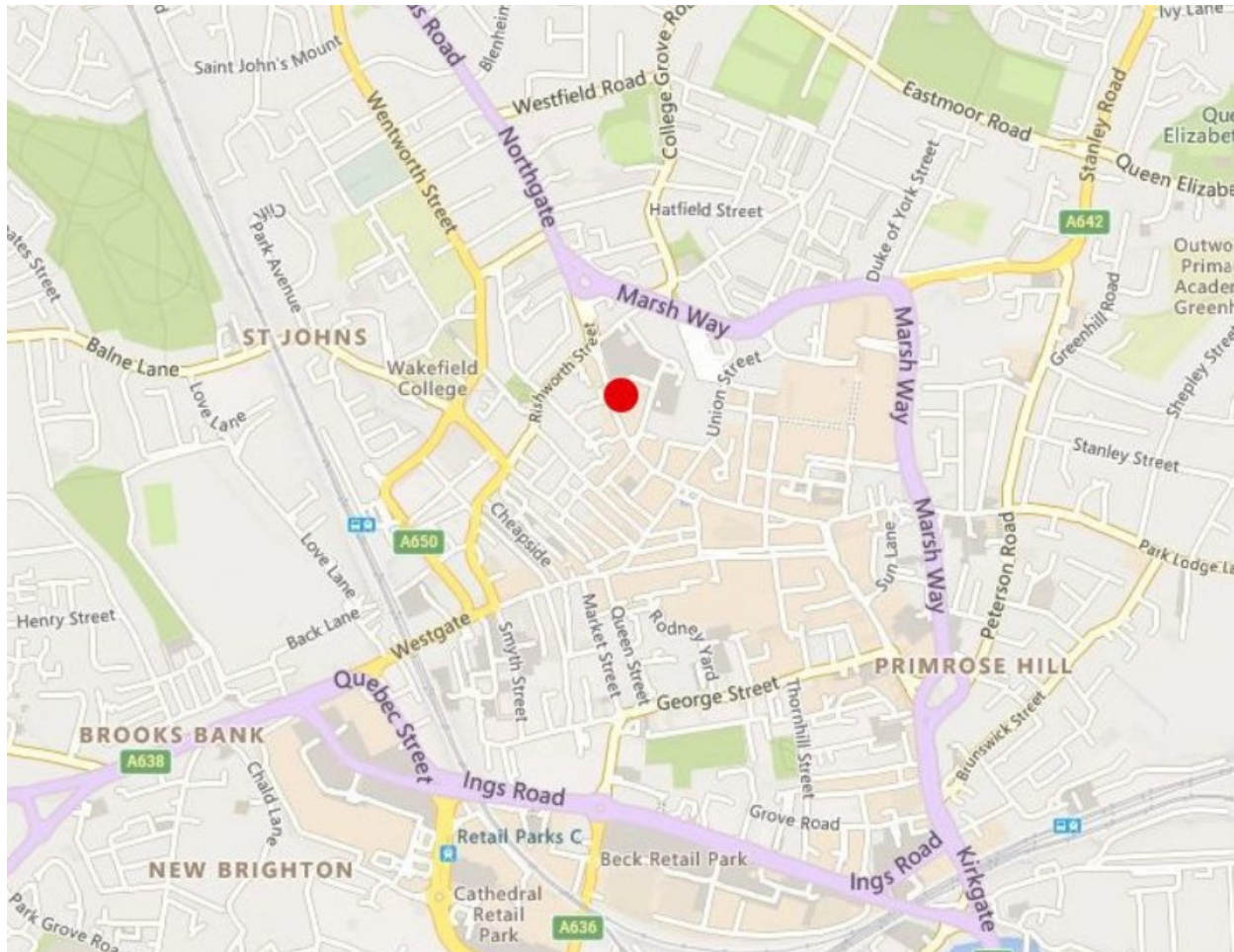
DESCRIPTION

This is a modern, well presented ground and first floor unit which was previously occupied by an aesthetics clinic. This property would suit a variety of users looking for a property on a main arterial route.

The accommodation at ground floor is broadly rectangular with partitioned reception and treatment rooms with a staircase to the rear. The first floor is also broadly open plan with a treatment room and benefits from kitchen and WC facilities.

LOCATION

The premises occupy a very visible trading location fronting onto Northgate. This part of the city centre is now considered a popular food hub with nearby traders including Fino Pizzeria & Cicchetti, Rustico's, Robatory and Sofra Turkish & Grill. This part of town is well served by both on street car parking and several large car parks, as well as the bus station all within a few minutes walk away.



ACCOMMODATION

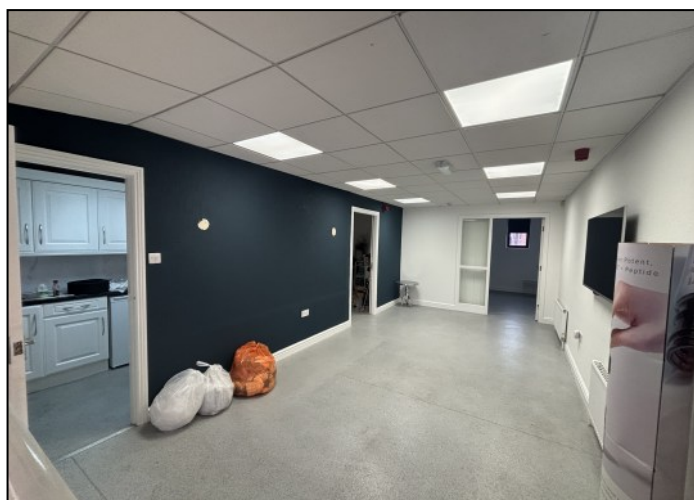
Ground floor

Reception -	16ft 9in x 10ft 2in = 170 Sq Ft
Treatment Room -	12ft 11in x 11ft 9in = 152 Sq Ft
Treatment Room 2 -	8ft 5in x 11ft 9in = 99 Sq Ft

First floor

Treatment room 3 -	17ft x 11ft 10in = 201 Sq Ft
Landing/waiting area -	21ft 2in x 10ft 6in = 222 Sq Ft
Kitchen -	5ft 10in x 6ft = 35 Sq Ft
Store -	6ft 2in x 8ft 3in = 51 sq ft

Total Net Internal Area - 930 Sq Ft (86.4 Sq M) Plus WC facilities



SUMMARY

RENT	£18,750 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£16,250
SMALL BUSINESS RATES RELIEF	Not applicable. For more information, please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	To be confirmed.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-122



VIEWINGS & FURTHER INFORMATION



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 or 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 October 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.