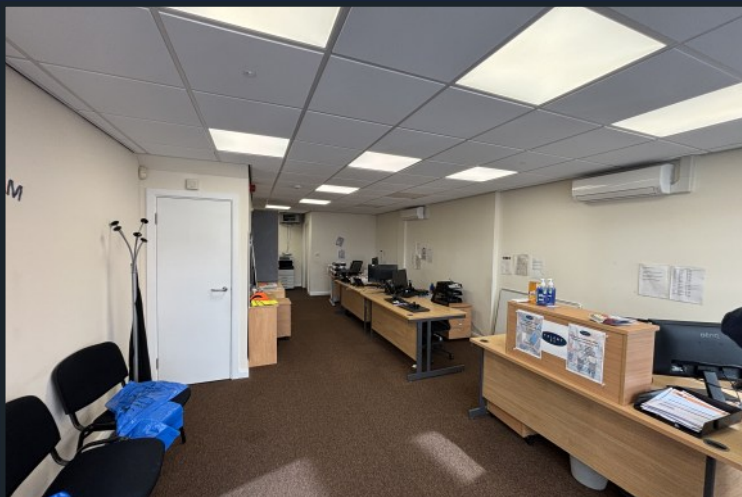


# RETAIL/OFFICE UNIT WITH UPPER PARTS TO LET



13 Cross Street, Wakefield, WF1 3BW



- 729 Sq Ft (67.72 Sq M)
- Located in the popular food quarter
- Good display frontage
- Ground and first floor
- On street car parking
- Within walking distance of both railway and bus station
- Kitchen & Wc facilities

## DESCRIPTION

This is a broadly rectangular retail unit with the benefit of useful first floor office and storage space. Internally the premises are open plan with a disabled Wc on the ground floor and male and female Wc facilities situated on the first floor.

The property fronts onto Cross Street which is situated in the heart of Wakefield city centre. Neighbouring traders include Qubana, Smokehouse, Turning Point, Corarima Restaurant and Jose's Tapas to name but a few.

## LOCATION

The property is situated on Cross Street which runs between Wood Street and Northgate. This part of the city centre is widely regarded as the "upmarket" quarter where other very established retailers are situated. Cross Street is well served with good on street car parking.



## ACCOMODATION

Ground floor 470 sq ft  
Built Depth 35ft ave (includes Wc)  
Internal frontage 15 ft

First Floor 259 sq ft  
Plus male and female Wc facilities.

**Net internal area– 729 Sq Ft (67.72 Sq M)**





### SUMMARY

RENT	£13,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£7,000
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	Approx. £752.23 per annum
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E110

### 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 April 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.