

SUBSTANTIAL RETAIL UNIT TO LET

**Vickers
carnley**



54 Northgate, Wakefield, WF1 3AN



- 784 sq ft (73 sq m)
- Starting rental £15,000 per annum
- Recently refurbished
- Modern aluminium shop front
- Air con and gas central heating
- Close to Wakefield Exchange creative hub and leisure venue
- Wc and kitchen facilities

DESCRIPTION

This is a very prominent retail unit with A1 and A2 planning consent situated in a parade of shops know as Northgate Court which over looks the Bull Ring.

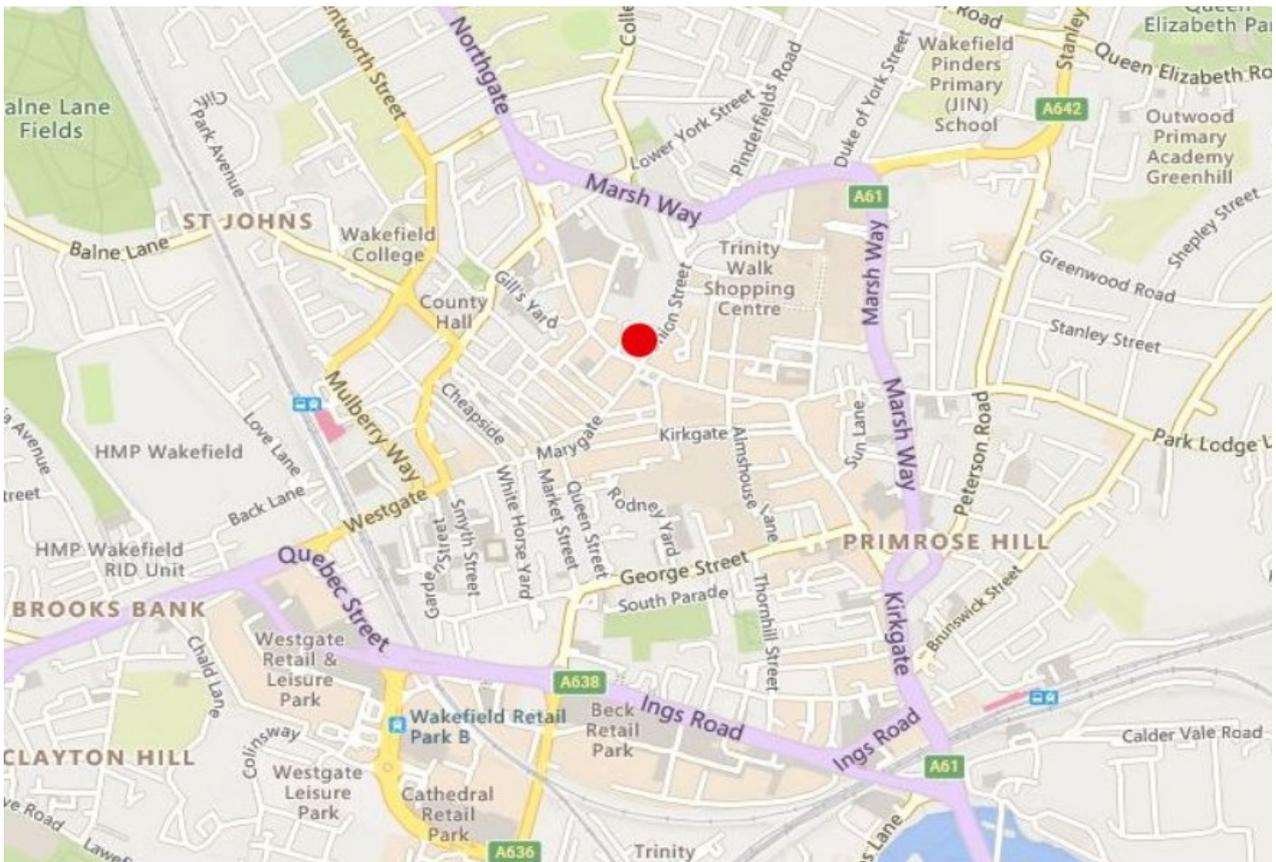
The accommodation comprises a broadly rectangular retail space narrowing to the rear with air con, a kitchen and Wc facilities.

The premises have just been updated with new electrics, LED lighting, suspended ceiling to the shop and office areas, Baxi gas central heating, boiler, radiators and new décor. Both gas and electricity certificates are available upon request.

LOCATION

The property occupies a key position on Northgate overlooking the Bull Ring. The Bull Ring is positioned between the entrances to the Ridings Shopping Centre and the Trinity Walk Shopping Centre as well as being on the edge of the pedestrian shopping precinct.

Other nearby traders include Costa Coffee, Robatory, Calder & Hops and Grind Coffee Shop.



ACCOMODATION

Front retail - 14ft 9in x 36ft 8in = 572 sq ft

Middle Store - 12ft 4in x 7ft 8in = 94 sq ft

Kitchen - 5ft 10in x 6ft 5in = 37 sq ft

Rear store - 4ft 7in x 16ft 7in = 76 sq ft

Total area = 784 sq ft (73 sq m) Plus Wc facilities

SUMMARY

RENT	Year 1- £15,000 per annum Year 2- £16,000 per annum Year 3- £18,000 per annum
LEASE	Full Repairing and Insuring basis for a minimum term of 5 years.
RATEABLE VALUE	£15.250
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	D-98

VIEWINGS & FURTHER ENQUIRIES

	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 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 2024 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.