

NEWLY REFURBISHED CORNER UNIT

**TO LET**

MAY SUIT RESTAURANT/CAFÉ

**Vickers  
carnley**



56 Northgate, Wakefield, WF1 3AN



- 948 sq ft / 88.07 sq m
- Starting rental £15,000 per annum
- Prominent corner position
- DDA Wc facility
- Modern shop front & 2 Wc's
- Located within Wakefield's restaurant hub
- Excellent display windows
- Useful rear access door
- Close to Wakefield Exchange creative hub and leisure venue

## DESCRIPTION

The property comprises of a self contained ground floor unit occupying a very busy trading position just off the Bull Ring in the centre of Wakefield. Internally the property offers a broadly open plan retail space with Wc facilities off to the rear and hot & cold air con. The double shop front with a corner return offers excellent windows displays and a double width door makes this an ideal unit for retailing larger goods such as furniture. Alternatively, being situated in Wakefield restaurant district the unit may be suited to a café/restaurant use.

Other nearby operators include the Qubana restaurant, Robatory, Rustico, Richard Kendall's, Manning Stainton & Paddy Power.

## LOCATION

The property is situated in an extremely prominent trading position at the bottom of Northgate, overlooking the Bull Ring in the heart of the city centre, and is just a few minutes walk from the bus station, the indoor market and both the Ridings and Trinity Walk Shopping centres. The property is close by to Wakefield Exchange which is Wakefield's new creative hub and leisure venue.



## ACCOMODATION

Retail Area

Gross Frontage- 28ft

Internal Width (average) - 23ft

Depth - 34ft 4in

Total retail area = 790 sq ft (73.39 sqm)

Office/Store- 6ft 4in x 9ft 9in =62 sq ft

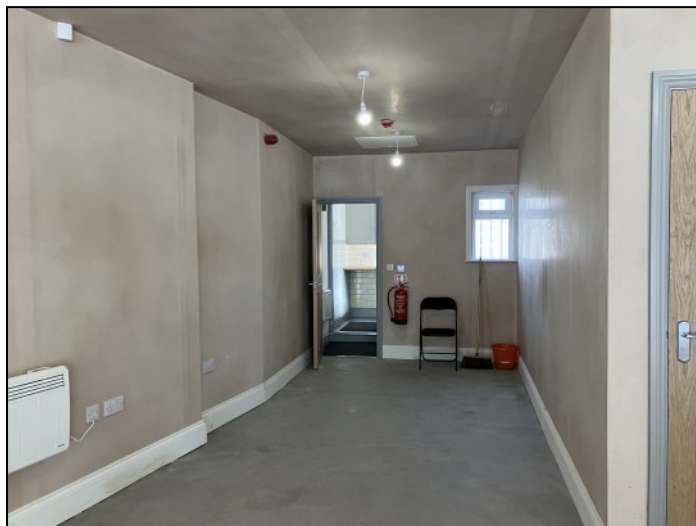
Store- 5ft 2in x 9ft 9in = 50 sq ft

Kitchen- 4ft 9in x 9ft 9in = 46 sq ft

**Net Internal Area- 948 sq ft (88.07 sqm) plus Wc**

## SUMMARY

<b>RENT</b>	Year 1—£15,000 per annum Year 2- £20,000 per annum Year 3- £25,000 per annum
<b>LEASE</b>	Full Repairing and Insuring for a minimum of a 5 year term.
<b>RATEABLE VALUE</b>	£22,750
<b>SMALL BUSINESS RATES RELIEF</b>	For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	D-76



## VIEWINGS & FURTHER ENQUIRIES

	<b>Lee Carnley</b> 01924 291500 lee.carnley@vickerscarnley.co.uk
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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 February 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.