

# HIGH STREET RETAIL UNIT TO LET



3B Westmorland Street, Wakefield, WF1 1PN



- 721 Sq Ft (66.98 Sq M)
- Excellent city centre location
- Ground floor space
- Visible trading position
- Kitchenette & Wc facilities to be provided for.
- Close to Trinity shopping centre & Wakefield Exchange creative hub and leisure venue

## DESCRIPTION

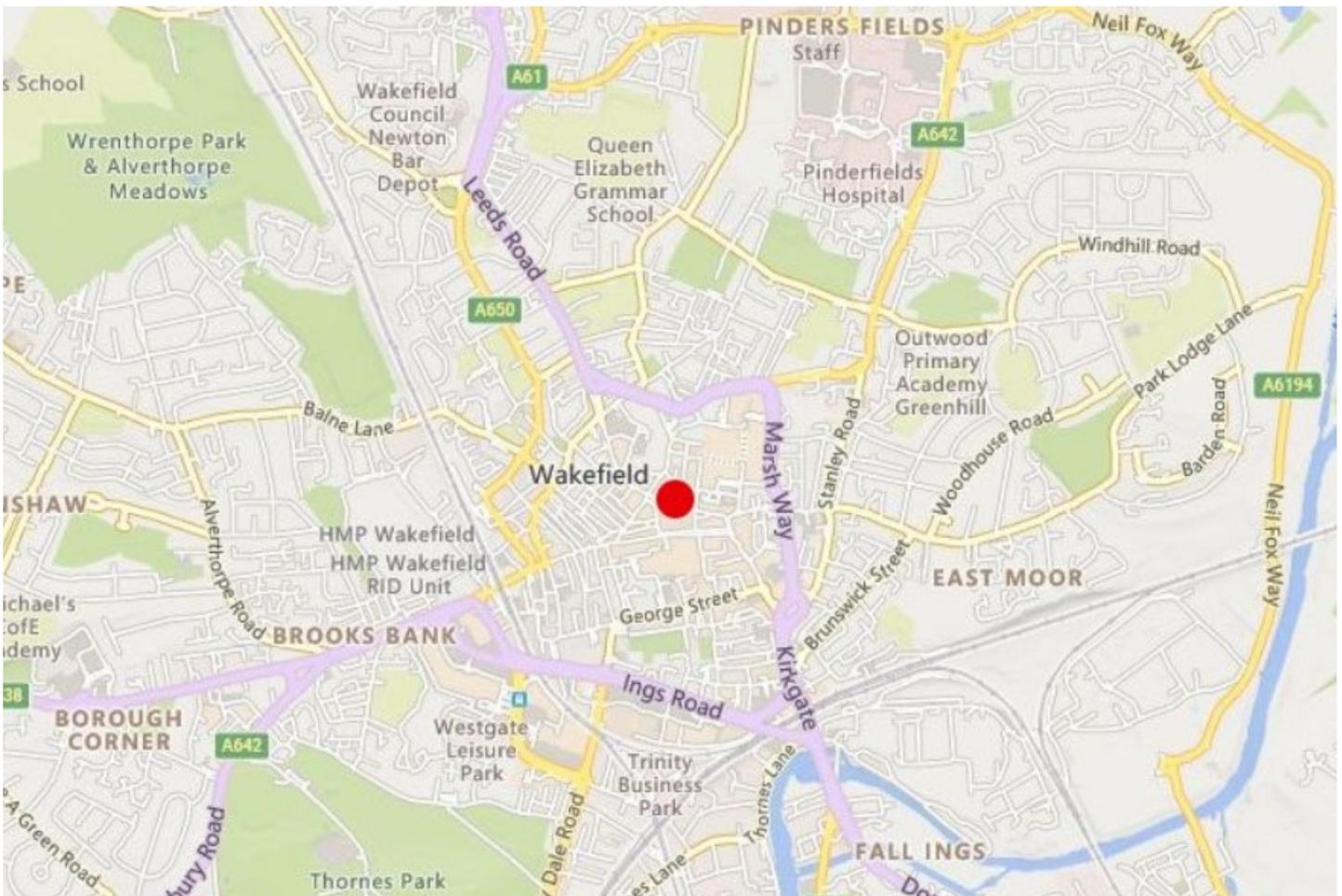
This is a ground floor retail unit which is soon to undergo a refurbishment programme ready for occupation in the coming weeks.

The property is broadly open plan with kitchenette and Wc facilities to be installed at the rear.

The premises occupies a visible trading position opposite the bull ring and within walking distance to Trinity Shopping Centre and The Ridings Shopping Centre along with Wakefield Bus Station and Wakefield Westgate train station.

## LOCATION

Very centrally located in the centre of the city, close to the Bullring and within walking distance of the market areas and the Ridings Shopping Centre. Both the bus and rail stations are also conveniently located close by.



## ACCOMMODATION

28ft 11ft 5in = 319 sq ft

21 x 16ft 7in = 348 sq ft

kitchen/Wc - 9ft x 6ft = 54 sq ft

**Gross internal area - 721 sq ft**

## SUMMARY

<b>RENT</b>	£12,000 per annum
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>RATEABLE VALUE</b>	£8,800
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	B48

## VIEWINGS & FURTHER INFORMATION

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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 December 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.