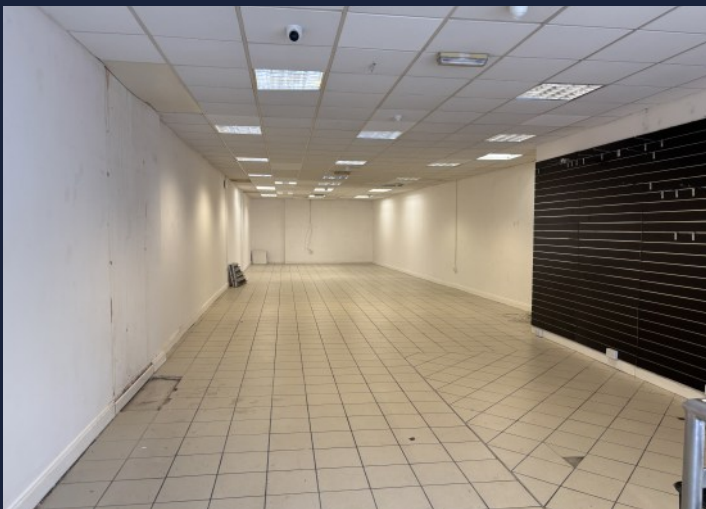


# SUBSTANTIAL SHOP UNIT TO LET

**Vickers**  
carnley



37 Westgate, Wakefield, WF1 1JX



- 8,512 sq ft (790.76 sq m)
- Excellent shop frontage
- Located in the heart of Wakefield city centre
- Substantial basement storage
- Kitchen & Wc facilities
- Would suit a variety of uses
- Comprised over 4 floors
- Rear loading bay



## DESCRIPTION

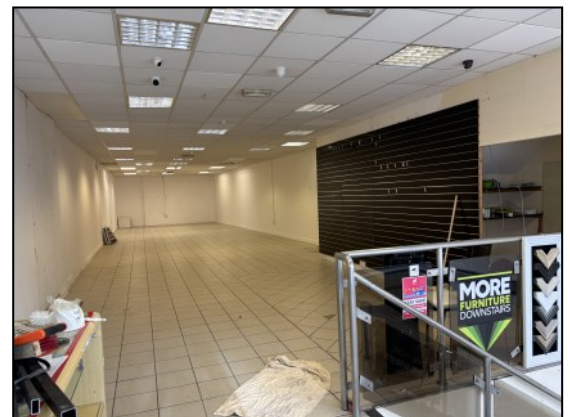
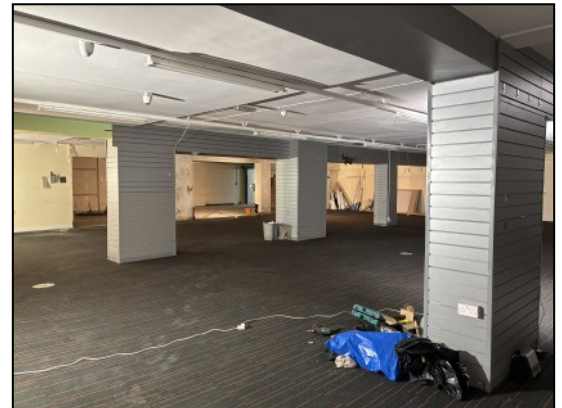
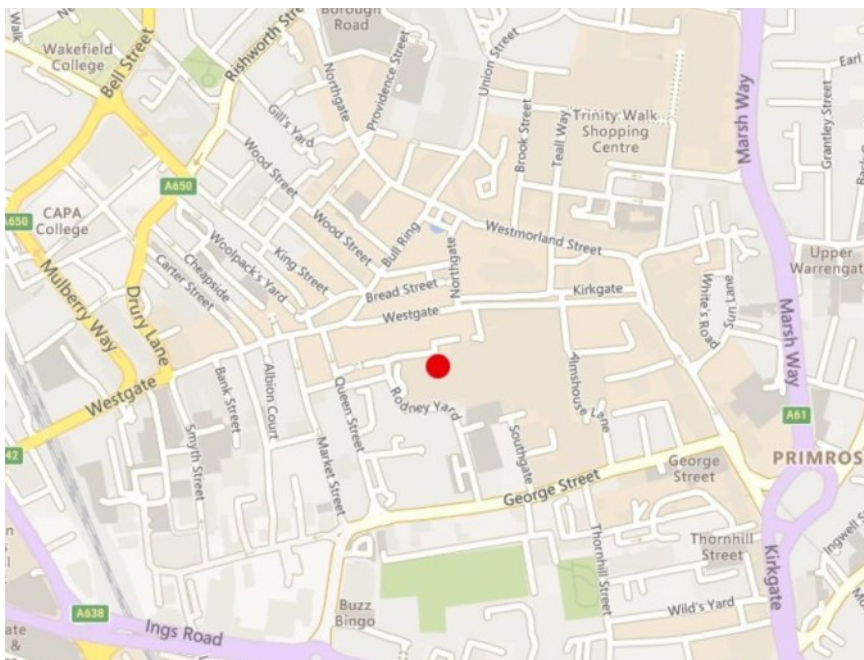
This is a broadly rectangular retail unit with useful first floor, second floor and a substantial basement with roller shutter access situated in the heart of Wakefield city centre.

The ground floor comprises of a suspended ceiling and tiled floor with glass balustrade staircase leading to the substantial basement which includes kitchen, Wc facilities and access to the rear loading bay.

The first and second floor comprise of a single room on each floor.

## LOCATION

The property is situate in a good secondary position on Westgate at the start of the shopping precinct area. Westgate is one of the main routes in to the city centre making this a very visible trading position.



## ACCOMMODATION

Ground Floor = 1,557 sq ft

First Floor = 650 sq ft

second Floor = 650 sq ft

Basement = 5,655 sq ft (includes kitchen and Wc facilities)

**Total net internal area—8,512 Sq Ft (790.76 Sq M)**

SUMMARY

|                             |   |
|-----------------------------|---|
| SIZE                        | 8,512 sq ft (760.76 Sq M)   |
| RENT                        | £25,000 per annum   |
| LEASE TERM                  | Full Repairing and Insuring Basis   |
| RATEABLE VALUE              | £12,250   |
| SMALL BUSINESS RATES RELIEF | 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                         | Awaiting assessment.  |

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 prepared March 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.