

# FORMER BAR PREMISES TO LET

**Vickers**  
carnley



81 Westgate, Unity Hall, Westgate, Wakefield, WF1 1EP



- 3,921 sq ft (364 sq m)
- Basement level
- Ground floor entrance foyer
- Would suit a variety of uses
- City centre location
- Landmark property
- Westgate Railway Station is just a short walk away

## DESCRIPTION

This is a spacious basement level commercial space with ground floor entrance set within the characterful Grade II listed Unity Hall.

The space extends to approx. 4,000 sq ft with step levels leading to multiple open plan areas, Wc facilities, kitchen and various stores.

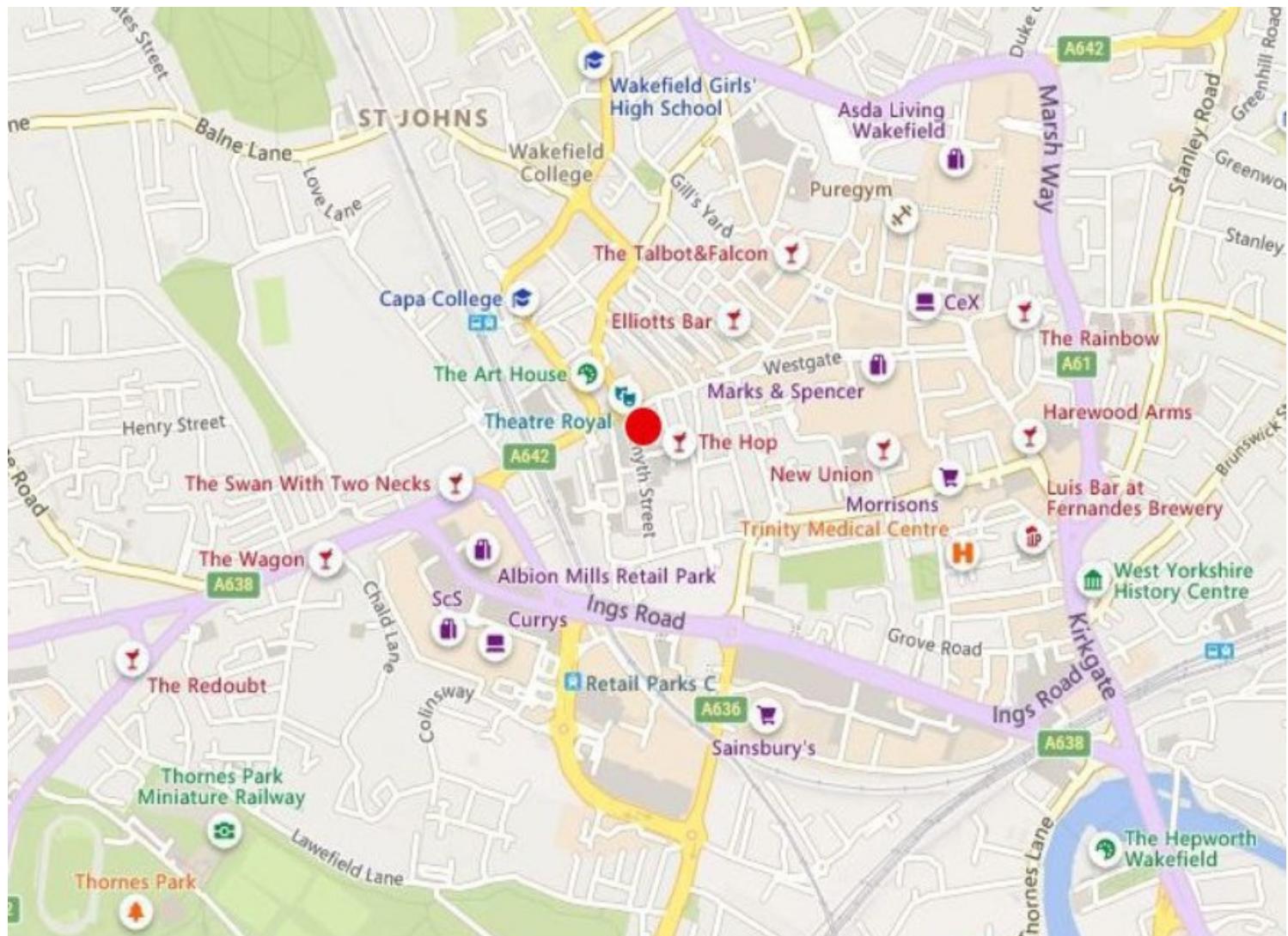
The property was utilised as a bar premises but would suit a variety of uses subject to planning consent.

The external façade boasts striking historic features fronting onto Westgate, surrounded by a variety of bars, restaurants, retail shops and the theatre.

## LOCATION

The property occupies an excellent position fronting onto Westgate and directly opposite Wakefield Theatre Royal. Commuting is simple with Westgate Railway Station just short of a 5 minute walk away, Junctions 39, 40 and 41 of the M1 Motorway are just a short drive away.

Several pay and display car parks are located nearby.



## ACCOMODATION

Front area - 36ft 4in x 45ft 7in = 1,656 sq ft

Middle area - 37ft 4in x 23ft 2in = 865 sq ft

Middle area - 33ft 6in x 17ft 11in = 600 sq ft

Rear area - 32ft 8in x 24ft 6in = 800 sq ft

**Gross interna area = 3,921 sq ft Includes Wc, kitchenette and stores**



## SUMMARY

<b>RENT</b>	£15,000 per annum. The landlord will require 1 months rent upfront.
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>RATEABLE VALUE</b>	Awaiting assessment.
<b>SMALL BUSINESS RATES RELIEF</b>	For more information, please contact the local authority on 01977 727121.
<b>BOND</b>	Equivalent to 1 months rent to act as a bond.
<b>SERVICE CHARGE</b>	15% of the annual rental.
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	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 updated January 2026 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.