

# RETAIL UNIT TO LET

**Vickers**  
carnley



1 Marygate, Wakefield, WF1 1PA



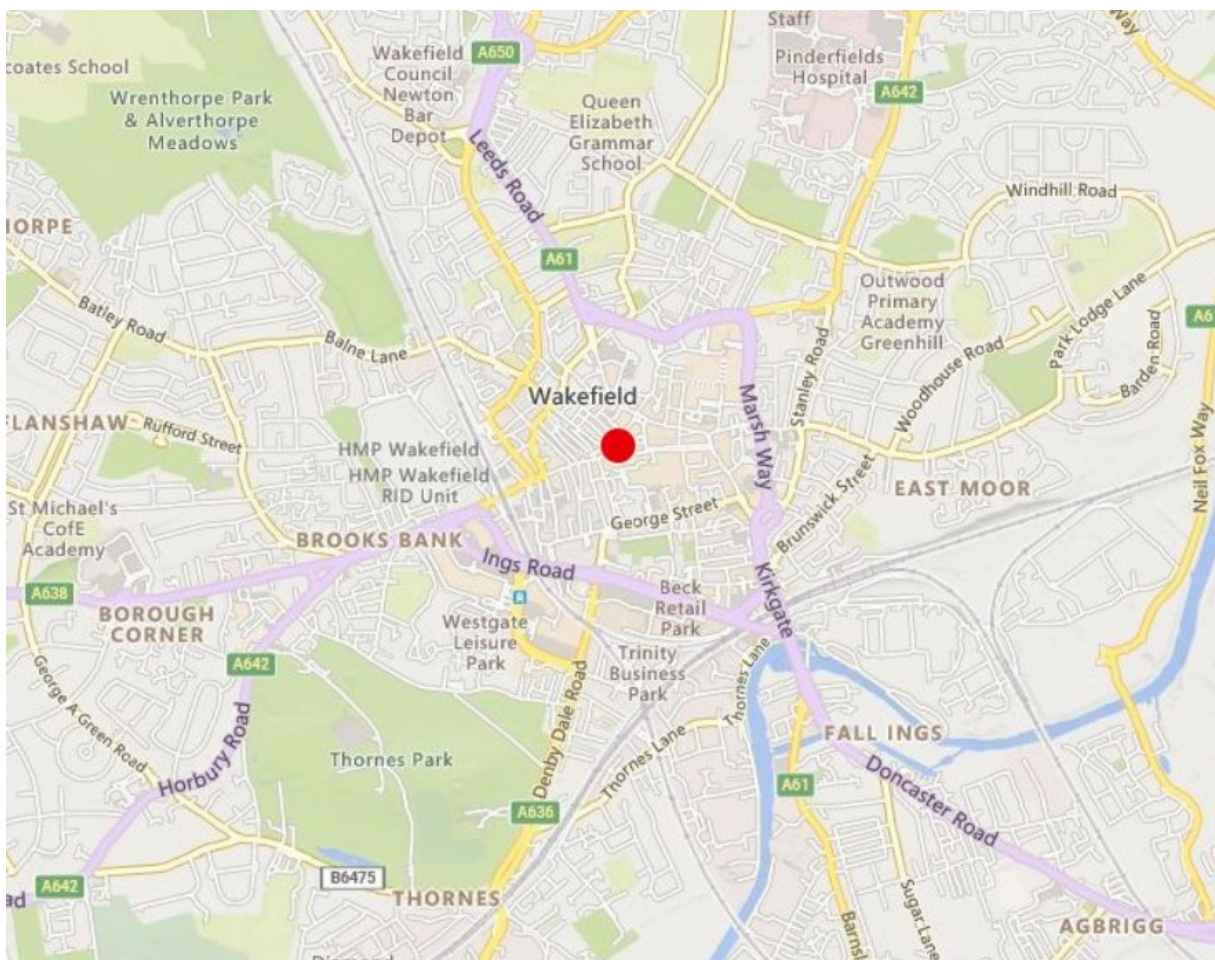
- 450 sq ft (41.8 sq m)
- Recently refurbished
- Excellent passing trade
- Ancillary storage space
- Counter facility
- Excellent trading position

## DESCRIPTION

This is a recently refurbished ground floor shop unit with ancillary storage space on the first floor. Internally, the premises are ready for a tenant's fixtures and fittings and benefits from being recently decorated and having a counter facility, security shutters and suspended ceiling. The property benefits from having an excellent frontage onto Marygate.

## LOCATION

This is arguably one of Wakefield's premier trading positions having the benefit of both pedestrian and vehicular passing traffic and is ideally situated for all the cities amenities.



## ACCOMMODATION

450 sq ft plus ancillary storage and Wc facilities

## SUMMARY

<b>SIZE</b>	450 sq ft
<b>RENT</b>	£10,000 per annum
<b>LEASE</b>	Full Repairing and Insuring
<b>RATEABLE VALUE</b>	£6,600
<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>	D-86

## 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 created June 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.