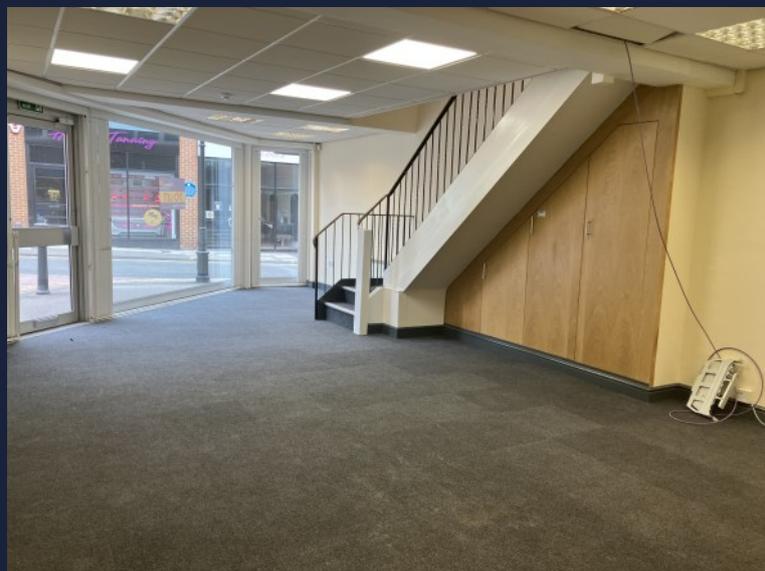


RETAIL/OFFICE UNIT WITH UPPER PARTS TO LET



15 Cross Street, Wakefield, WF1 3BW



- 858 Sq Ft (79.71 Sq M)
- Located in the popular food quarter
- Good display frontage
- Ground and first floor
- On street car parking
- Within walking distance of both railway and bus station
- Kitchen & Wc facilities

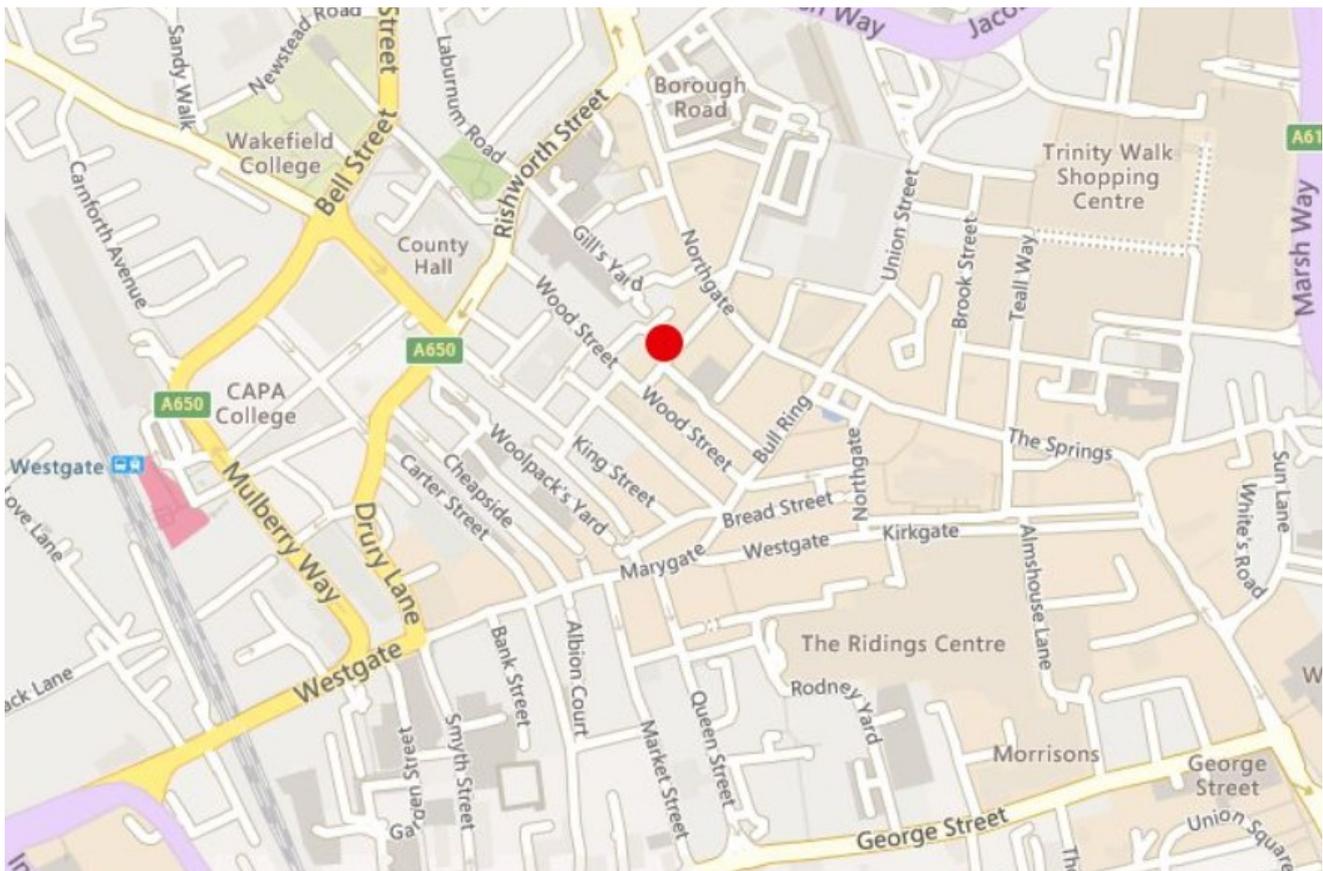
DESCRIPTION

This is a very attractive retail unit with ground and first floor sales area. The property benefits from being carpeted to both floors, a suspended ceiling with inset lighting at ground floor, Wc facilities and staff kitchen at first floor.

The property would suit a wide variety of uses subject to gaining the necessary planning permission.

LOCATION

The property is situated on Cross Street which runs between Wood Street and Northgate. This part of the city centre is widely regarded as the "upmarket" quarter where other very established retailers are situated. Cross Street is well served with good on street car parking.



ACCOMODATION

Ground Floor

Internal Width - 15 ft 3in
Shop Depth - 33 ft 6 in
Sales Area - 429 sq ft

First Floor

Ancillary area - 341 sq ft
Stores - 88 sq ft
(Includes Kitchen & WC facilities)

Total net internal area = 858 sq ft (80 sq m)

SUMMARY

RENT	£13,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£8,300
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	£752.23 per annum
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E124

VIEWINGS & FURTHER ENQUIRIES

	Lee Carnley 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 July 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.