

# GROUND AND FIRST FLOOR RETAIL UNIT TO LET



7 Cross Street, Wakefield, WF1 3BW



- 788 sq ft (73 sq m)
- Ground floor sales with first floor offices/stores
- Staff kitchen & Wc
- Traditional hardwood shop front
- Broadly rectangular
- City centre location

## DESCRIPTION

This is a well presented shop property with useful first floor storage facilities and a traditional hardwood shop front.

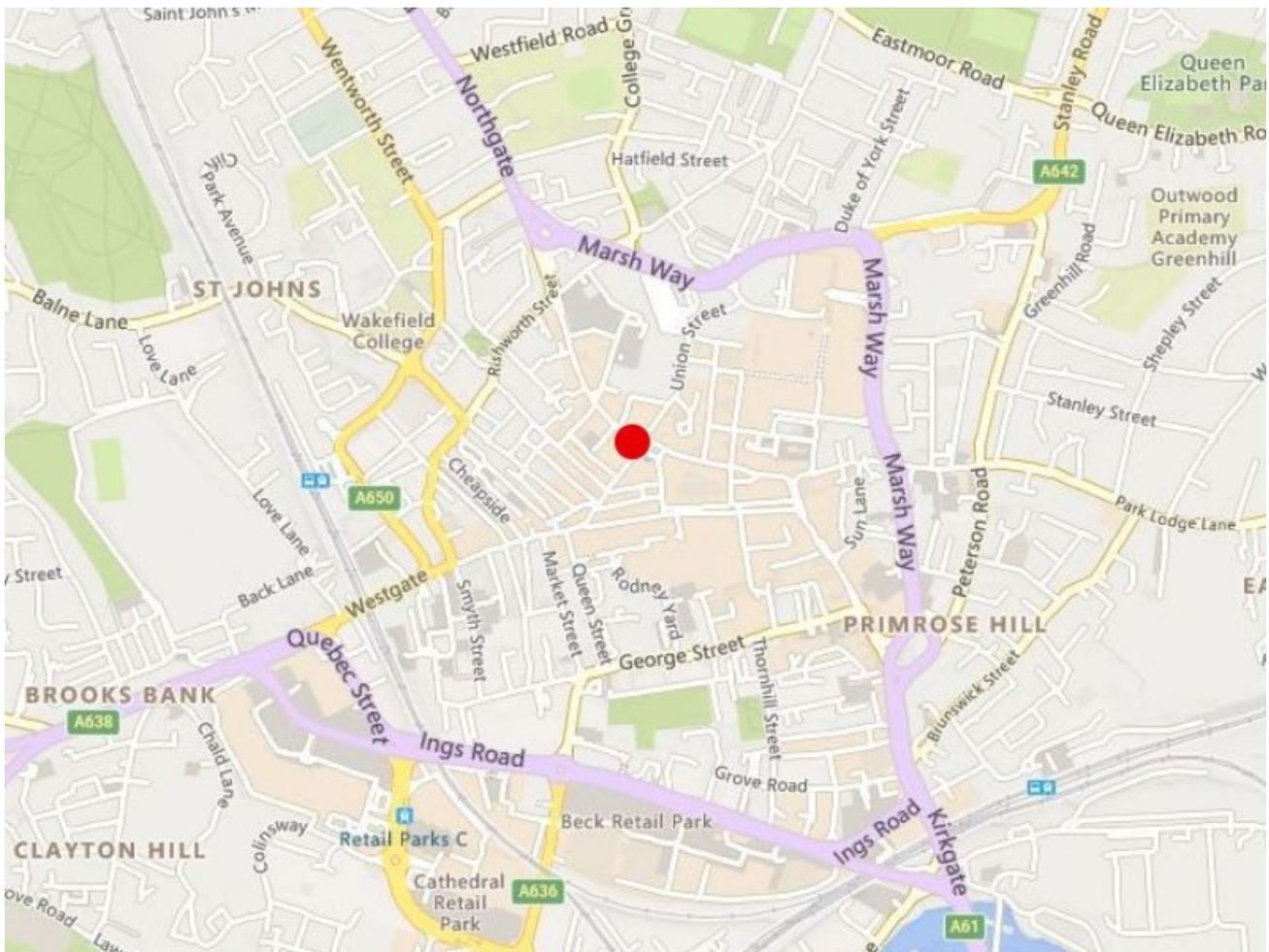
Internally the ground floor sales area is broadly rectangular and open plan with a small store off to the rear leading to the first floor stairs.

The first floor provides additional storage or office space with kitchen and Wc facilities.

## LOCATION

The property forms part of a parade of shops on Cross Street which links Northgate and Wood Street in the city centre.

This area is occupied by a number of niche businesses including Jose's Tapas Restaurant, Corarima Restaurant and Ison Harrison Solicitors.



## ACCOMODATION

Ground Floor

Built Depth = 31ft 3in

Shop Width = 15ft 1in

Plus store = 94 Sq Ft

**Net Total Ground Floor area= 507 sq ft**

First Floor

Office/Store- 20ft 3in x 15ft 2in = 225 sq ft

Kitchen- 6 ft 4in x 8ft 10in = 56 sq ft

Plus WC

**Total sq ft = 788 sq ft**

## SUMMARY

<b>RENT</b>	£13,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	£8,900
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	E-114



## 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 March 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.