

SOON TO BE NEWLY REFURBSIHED GROUND FLOOR PREMISES TO LET



93 Westgate End, Wakefield, WF1 9RL

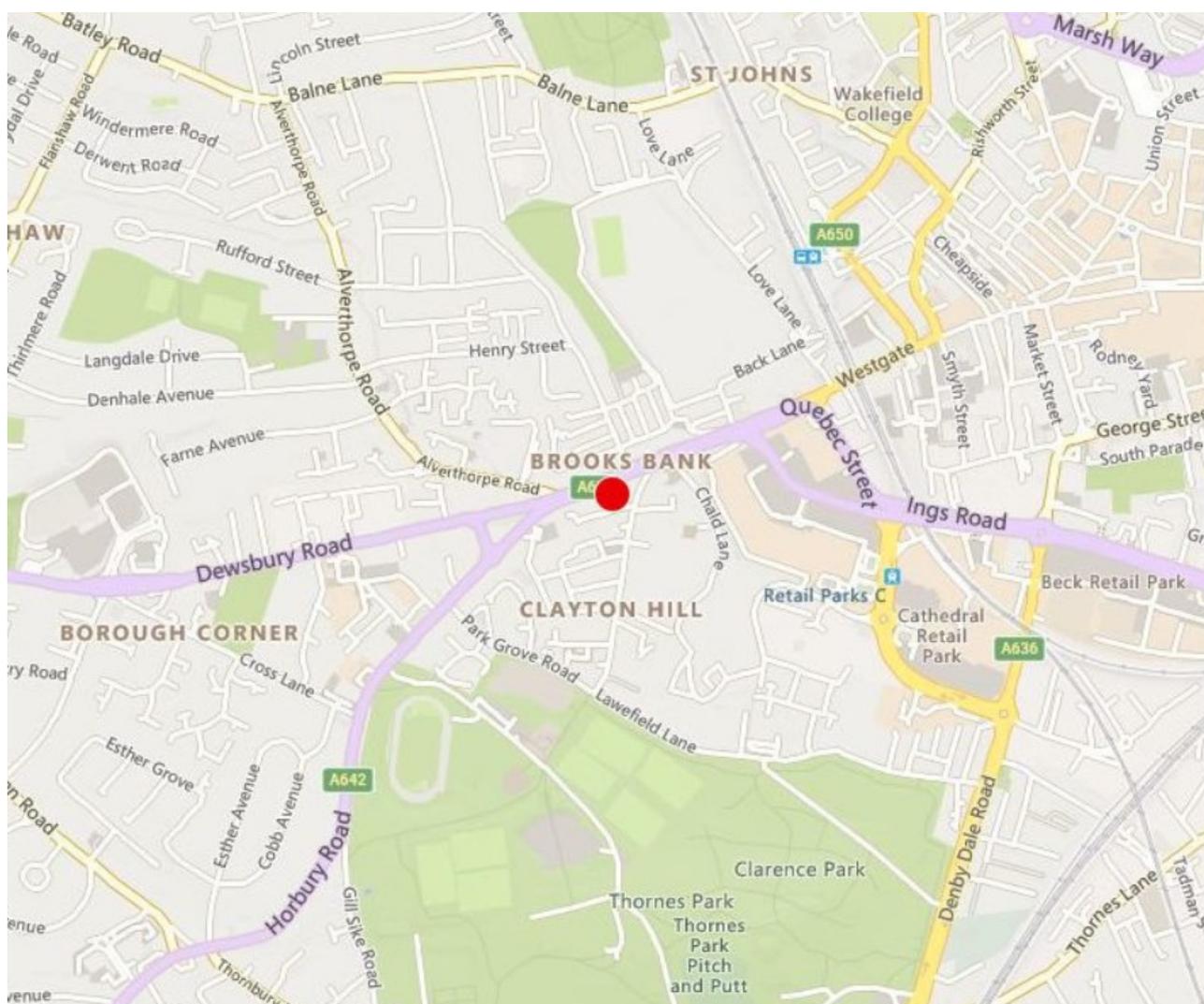
- 484 sq ft (45 sq m)
- Very visible trading location
- On street car parking
- Security shutter to front
- Convenient for city centre
- Would suit a variety of uses
- Close to M1 motorway

DESCRIPTION

This is a soon to be newly refurbished shop unit offering a rectangular open plan rental space with kitchen and Wc facilities to the rear making this an ideal opportunity for any retailer requiring a very practical and easy to manage space.

LOCATION

The property occupies a very visible trading position fronting onto Westgate on the fringe of the city centre yet convenient for Junction 40 of the M1 motorway. The premises benefits from having on street car parking close by and is widely known locally.



ACCOMODATION

Retail area- 23ft 2in x 13ft 8in = 316 Sq Ft

Rear- 17ft 3in x 9ft 9in = 168 Sq Ft (includes Wc and kitchenette)

Total gross internal area- 484 sq ft

SUMMARY

RENT	£12,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	TBC
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 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.