

SUBSTANTIAL RESTAURANT OPPORTUNITY TO LET



35-37 Northgate, Wakefield City Centre, WF1 3BJ



- 2,572 sq ft (238.94 sq m)
- Well presented throughout
- Situated within the 'Restaurant & Bar Quarter' of the City Centre
- Excellent frontage onto Northgate
- Commercial kitchen to the rear
- Wc facilities
- Modern fittings and fixtures
- Air conditioning

DESCRIPTION

This is a substantial restaurant opportunity located in the heart of the City Centre.

The premises offers a spacious restaurant area with modern bar. Wc's are located to the rear of the ground floor. The property is split level with the commercial kitchen located to the rear.

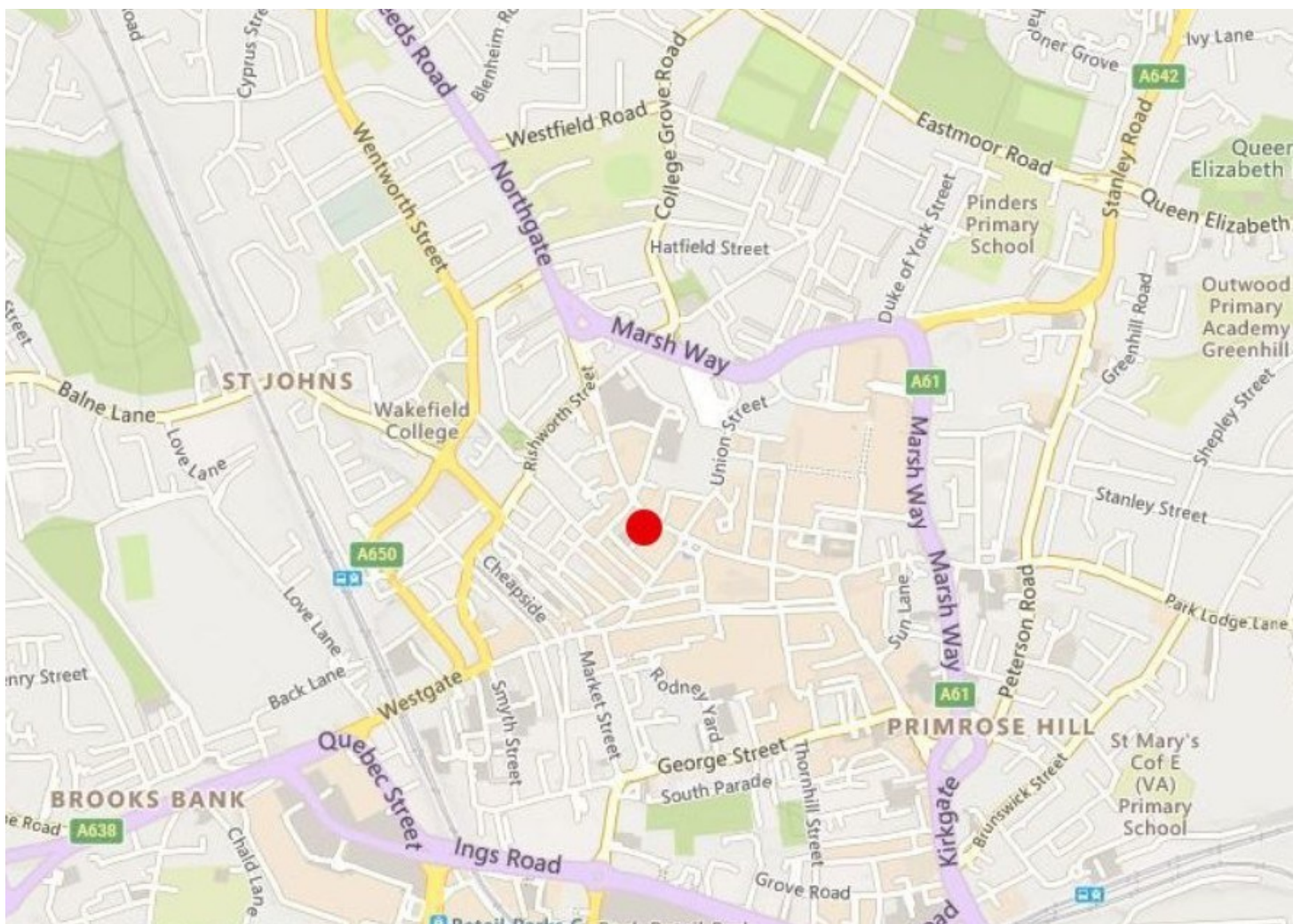
Located on Northgate with excellent frontage and next to a variety of food users, this property is ideal for a restaurant occupier or similar use.

Please note, the agent has not tested any of the remaining equipment located on site.

LOCATION

The property is situated on Northgate close to it's junction with Cross Street, just off the Bull Ring in a well established area for food in Wakefield city centre.

35-37 Northgate is located within the 'restaurant & bar quarter' of the City Centre. Neighbouring occupiers include Robatory Restaurant, Olive Meze, Rustico, The Calder & Hop public house, Qubana Restaurant and bar and many more.



ACCOMMODATION

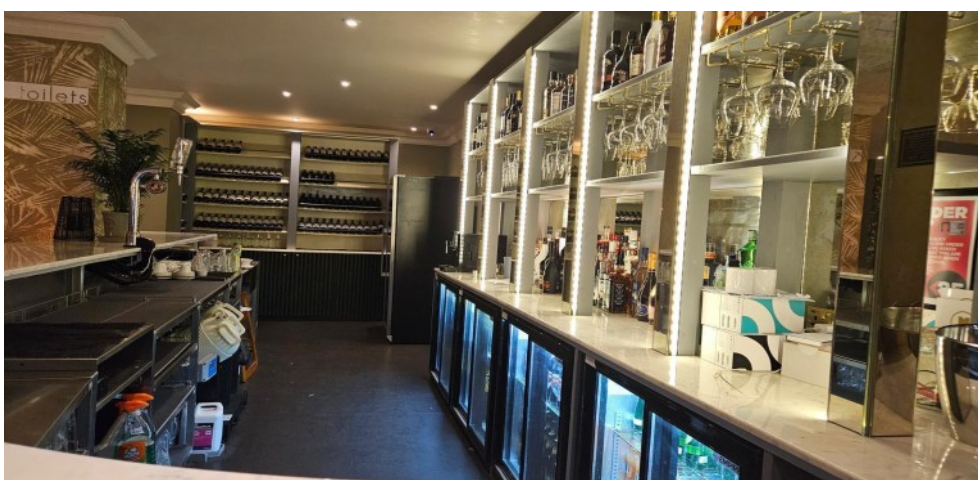
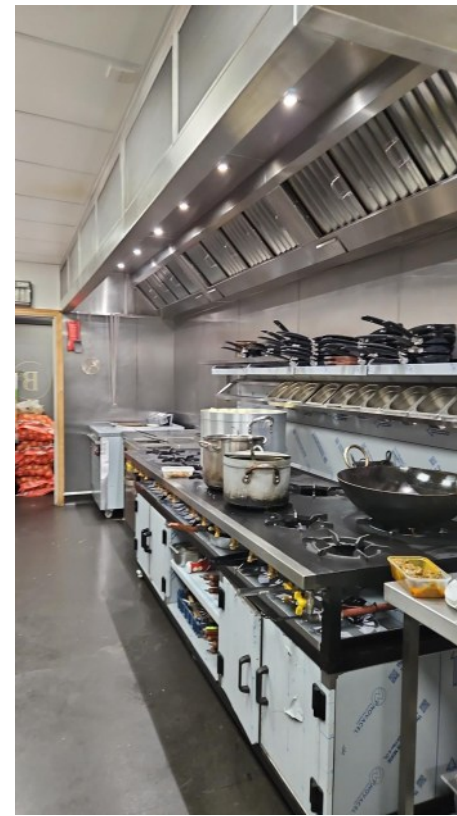
Reception - 16ft 10in x 17ft 11in = 302 sq ft

Main restaurant and bar area- 57ft 8in x 37ft 5in = 1,845 sq ft

Store- 15ft 3in x 5ft 4in = 81 Sq Ft

Kitchen- 30ft 4in x 11ft 4in = 344 Sq Ft

Total Net Internal Area-
2,572 Sq Ft (238.94 Sq M)
plus Wc facilities



SUMMARY

RENT	£49,000 per annum. The first quarters rent is payable in advance.
RATEABLE VALUE	£39,000
BUILDINGS INSURANCE	To be confirmed
BOND	Equivalent to 3 months rent to act as a bond.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	To be confirmed

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 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.