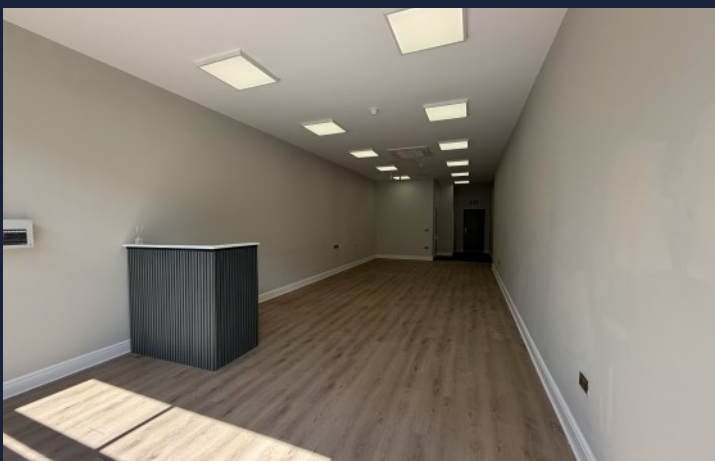


MODERN SHOP UNIT TO LET

Vickers
carnley



14 Cross Street, Wakefield, WF1 3BW



- 710 sq ft / 66 sq m
- Located in the popular food quarter
- Good display frontage
- Kitchen & Wc facilities
- On street car parking
- Close to both railway and bus stations

DESCRIPTION

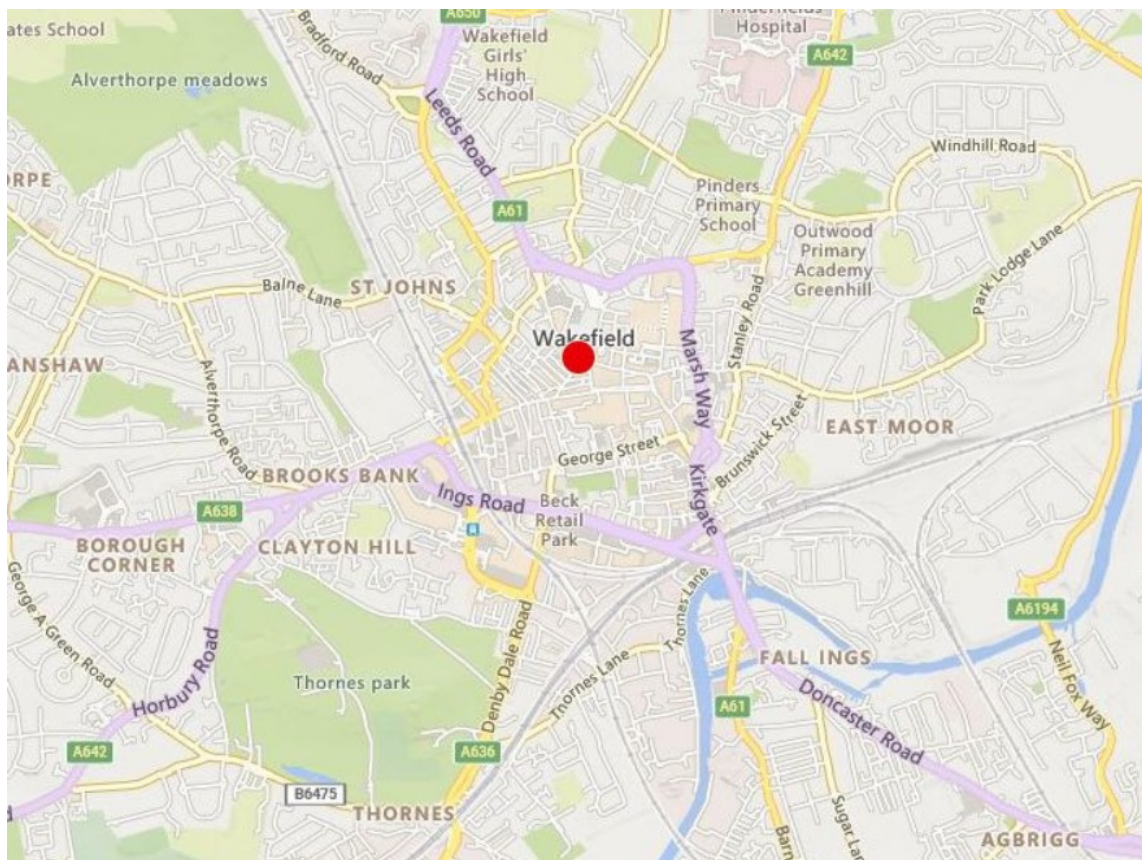
This is a well appointed and generously sized modern retail unit with excellent display windows. The property has formerly been utilised a hair salon but would suit a variety of uses.

To the rear there is a DDA compliant Wc facility along with a small kitchen.

LOCATION

The property is well situated within the city centre and is easily accessible to both shoppers and the business community.

Cross Street links Northgate and Wood Street in the city centre which is proving to be a popular food quarter occupied by a number of independent businesses including Corarima Restaurant, Jose's Tapas Restaurant, The Spicy Biker & Gyros Bros.



ACCOMODATION

Shop frontage - 12ft 11in

50ft 2in x 14ft 2in = 710 sq ft

Total net internal area = 710 sq ft (Includes kitchen and Wc facilities)

SUMMARY

SIZE	710 sq ft (66 sq m)
RENT	£13,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£8,500
SMALL BUSINESS RATES RELIEF	Applicable. 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	B-43

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 updated 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.