GROUND FLOOR RETAIL UNIT

TO LET

Vickers carnley



15 Lower Warrengate, Wakefield, WF1 1SA



- 859 Sq Ft (80 Sq M)
- Open plan retail unit
- Close to rear of Trinity Shopping Centre
- 1 car parking space to rear
- Ideal for a variety of uses
- Ample parking close by
- Wc facilities

vickerscarnley.co.uk
Crown Court, Wakefield, WF1 2SS
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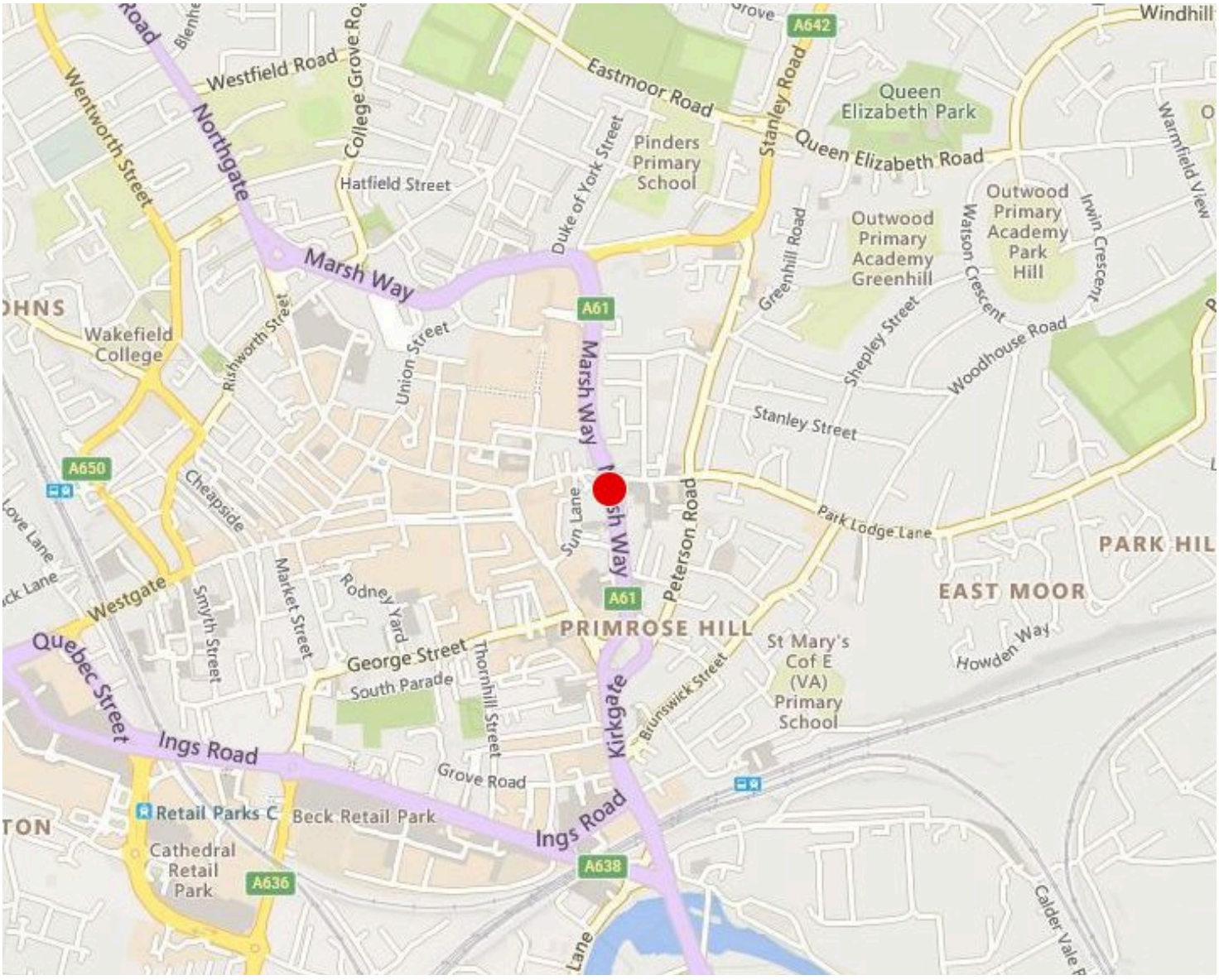
DESCRIPTION

This is a good sized ground floor retail shop unit with a secure rear yard providing a single parking space which can be accessed via an electric roller shutter from Vicarage Street.

The accommodation is broadly open plan with a store/office and Wc facilities to the rear. In the past the property has been used as a bridal wear/prom dress outlet and would therefore suit a similar user or in fact any specialist retailer.

LOCATION

The property is situated on Lower Warrengate close to its junction with Kirkgate, The Springs and just off main shopping precinct. In addition, the premises benefit from being within walking distance to the rear entrance of the Trinity Shopping centre making this a very accessible trading location. There are a number of public car parks close by along with easy access to both the bus station and the Kirkgate railway station.



ACCOMMODATION

Shop Internal frontage	19ft 0in		
Shop depth	30ft 9in		
Sales area	584 sq ft		
Store 1	13ft 6in	x 12ft 0in	162 sq ft
Store 2	9ft 5in	x 12ft 0in	113 sq ft

Total net internal area = 854 sq ft









SUMMARY

RENT	£11,000 per annum
LEASE	The property is by way of a Full Repairing and Insuring lease for a minimum term of 3 years.
RATEABLE VALUE GROUND FLOOR	£5,300
VAT	Not 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 updated October 2027 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.