CITY CENTRE BAR / RESTAURANT

TO LET

Vickers carnley



25-27 Northgate, Wakefield, WF1 3BJ



- 1,978 Sq Ft (184 Sq M)
- Broadly open plan
- Visible location onto Northgate
- Good passing foot flow
- Established business
- Other nearby traders include Rustico, Olive & Mezze, Qubana, Sitr Day & Night, Damelio's.

vickerscarnley.co.uk
Crown Court, Wakefield, WF1 2SS
01924 291500

DESCRIPTION

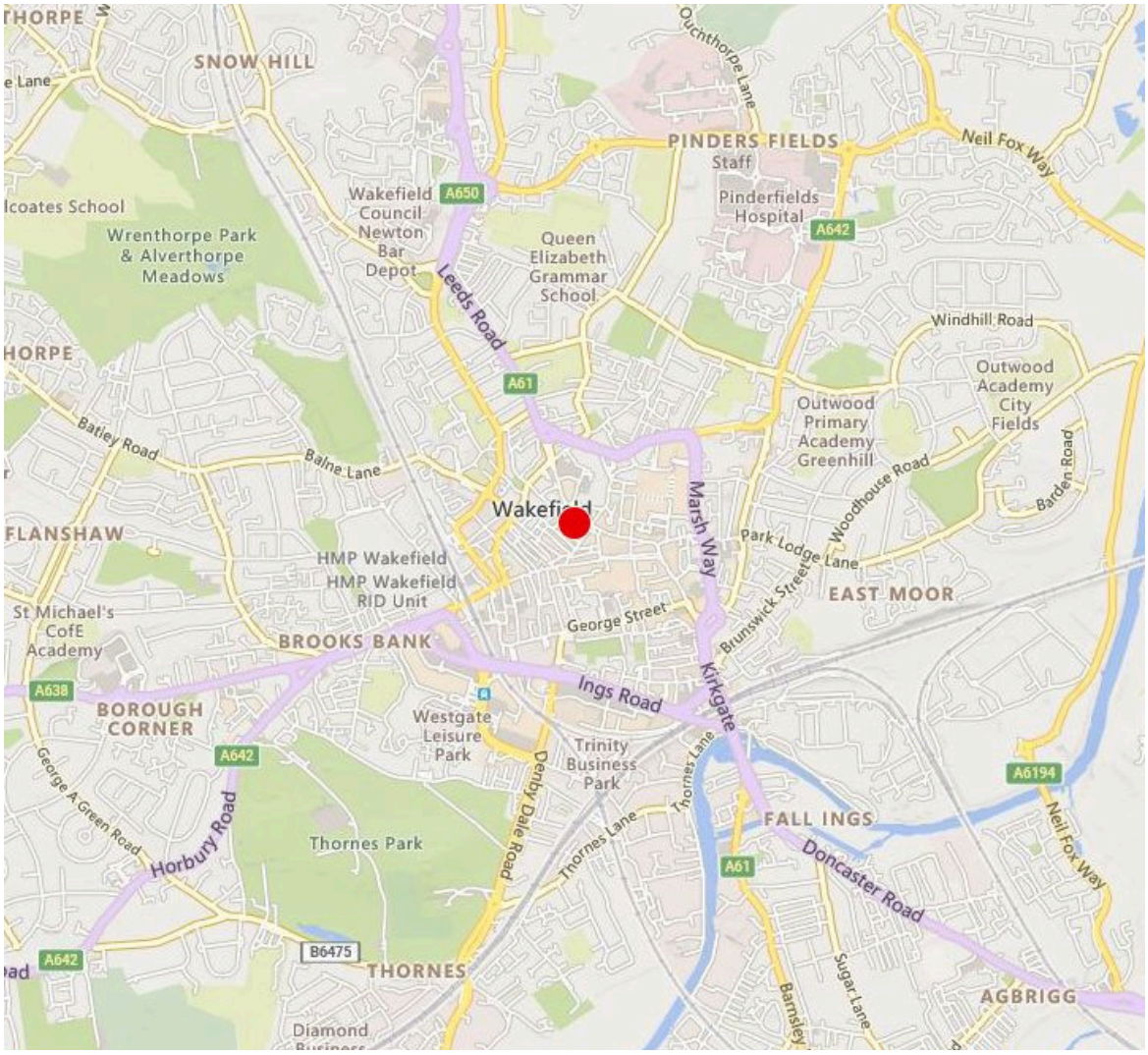
This is a restaurant premises comprising of a modern double fronted shop front offering broadly open plan accommodation. The property form part of the Bull Ring House complex which is one of Wakefield`s most prominent city centre buildings located within the 'restaurant quarter' of the city centre.

The well presented restaurant area comprises of approximately 80 seats and bar area. To the rear includes an open kitchen with smaller kitchen to the rear along with pot wash area, beer cellar and rear entrance.

The premises includes a DDA Wc along with male & female facilities.

LOCATION

The property occupies a very visible location fronting onto Northgate at its junction with the Bull Ring. This area has over the years become the 'restaurant quarter' of the city. Other nearby occupiers include Rustico, Olive & Mezze, Bella Roma, Calder & Hops public house, Sofra Lounge to name but a few.



ACCOMMODATION

Main restaurant area including bar - 42ft 3in x 37ft = 1,563 sq ft
Pot wash area- 6ft x 7ft 3in = 44 sq ft
Beer Cellar- 11ft 3in x 7ft 3in = 82 sq ft
Main kitchen area- 16ft 10in x 8ft 6in = 143 sq ft
Smaller kitchen area - 10ft 11in x 4ft 9in = 53 sq ft
Rear entrance area- 12ft x 7ft 9in = 93 sq ft

plus Wc facilities

Net Internal Area- 1,978 Sq Ft plus Wc facilities









SUMMARY

RENT	£42,500 per annum
LEASE	The property is by way of a Full Repairing and Insuring lease for a minimum term of 3 years.
RATEABLE VALUE	£32,500
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-69

VIEWINGS & FURTHER ENQUIRIES



Lee Carnley
01924 291500
lee.carnley@vickerscarnley.co.uk



Isobel Smith
01924 291500
isobel.smith@vickerscarnley.co.uk

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 November 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.