

CITY CENTRE PART INVESTMENT COMMERCIAL & RESIDENTIAL FOR SALE



1,096 SQFT (101.82 SQM)

**61 NORTHGATE,
WAKEFIELD,
WF1 3BP**

DESCRIPTION

This property comprises of a ground floor shop unit and 2 x 1-bed flat to the first and second floor.

61 Northgate- The ground floor shop unit is currently tenanted as a convenience store at a rental of £10,000 per annum on a 10 year lease from 23rd July 2021 to 22nd July 2031.

The accommodation is divided into two parts comprising a rectangular sales area with stores to the rear and basement with Wc.

61a Northgate- The first floor 1-bed flat is currently tenanted at £395.00 pcm.

61b Northgate- The second floor 1-bed flat has recently undergone a full refurbishment and is currently tenanted at £495.00 pcm.

The flats are accessed via a separate entrance leading to the rear of the property with steps leading up to the flats.

The property includes a rear yard area for bin storage.

LEASE DETAILS

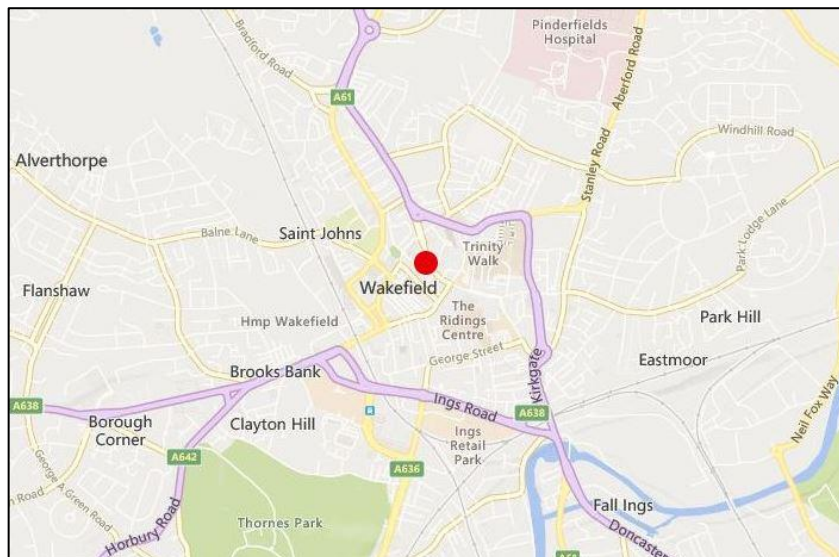
61 Northgate- 10-year Full Repairing and Insuring Lease from July 2021. £10,000 per annum. Rent Review 2026.

61a Northgate- £395.00 pcm

61b Northgate- £495.00 pcm

LOCATION

The property occupies a very prominent location being situated on Northgate at its junction with Providence Street. In recent years Northgate has continued to increase in popularity with its close proximity to the Bull Ring and the Trinity Walk Shopping centre. Other nearby occupiers and services include Qubana Restaurant, Robatory Restaurant, Manning Stainton Estate Agents, The Co-operative Bank, Richard Kendall Estate Agents and the Bus Station.



ACCOMMODATION

61 NORTHGATE- (GROUND FLOOR SHOP)

Sales Area 15ft x 10ft 9in = 161 sq ft

Rear Store 14ft 2in x 8ft = 113 sq ft

plus basement store and Wc.

61A & 61B NORTHGATE- (2 X 1-BED FLAT)
Living Kitchen 21ft 9in x 13ft 4in = 291 sq ft
Bedroom 13ft 1in x 9ft 2in = 120 sq ft
plus bathroom and storage cupboard.

FREEHOLD

£250,000 Freehold

VAT

The Landlord has not elected to register this property for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

RATES

We understand from the VOA website that the current rateable value of the property is £10,250. The rates payable is calculated by applying the current business rates multiplier of 49.7 p. interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility, businesses occupying a property with a rateable value of £12000 and below will receive 100% relief, between £12000 and £15000 they will receive tapered relief. For more information, please contact the local authority on 01977 727121.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

ENERGY PERFORMANCE CERTIFICATE

The ground floor shop is currently awaiting an EPC assessment.

61a Northgate- has an EPC rating of C74.

61b Northgate- has an EPC rating of D62.



GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. 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.
3. 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.
4. 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.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared December 2021 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.