

MODERN SHOP UNIT TO LET



12 Cross Street, Wakefield, WF1 3BW



- 693 sq ft / 64 sq m
- Located in the popular food quarter
- Good display frontage
- Shutter to the front
- On street car parking
- Within walking distance of both railway and bus station

DESCRIPTION

This is an excellent opportunity to take a generous sized, modern ground floor retail unit with storage space to the rear. The premises were formerly utilised as a post and packing centre but would suit a variety of uses who may benefit from this very well presented unit.

The premises also have an intruder alarm installed along with an electric shutter to the front.

LOCATION

The property forms part of a parade of shops on Cross Street within a three storey building known as Cross Street Chambers.

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



ACCOMODATION

Gross external display frontage - 16ft approx.

Average shop width - 14ft 8in approx.

Maximum built depth - 50ft 2in approx.

Including Wc facilities

Ground floor internal net area = 693 sq ft

SUMMARY

RENT	£12,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£9,700
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	Approx. £490.04 per annum
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-69



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 or 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 September 2024 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.