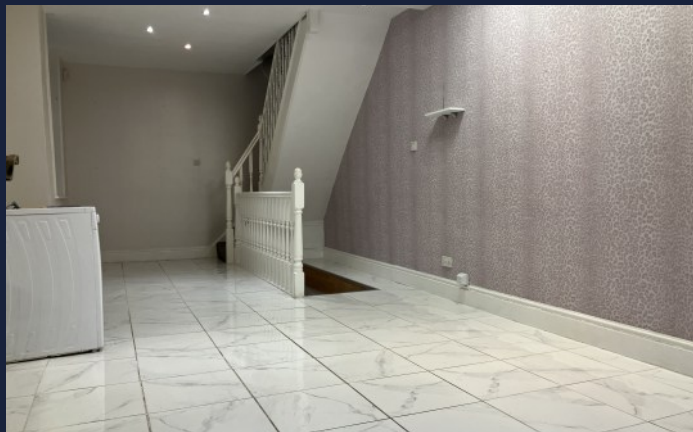


SHOP UNIT WITH UPPER PARTS TO LET



7 Bread Street, Wakefield, WF1 1PB



- 751 Sq Ft (69.77 Sq M)
- £14,000 per annum
- Will suit a variety of users
- Well presented throughout
- Excellent location
- Set over 4 floors
- Kitchen & Wc facilities

DESCRIPTION

This is a very centrally located retail property currently trading as a hair & beauty salon with accommodation over four floors. The property is presented to a very high standard throughout and would be ideal for a hair/beauty salon however would also suit a variety of other uses.

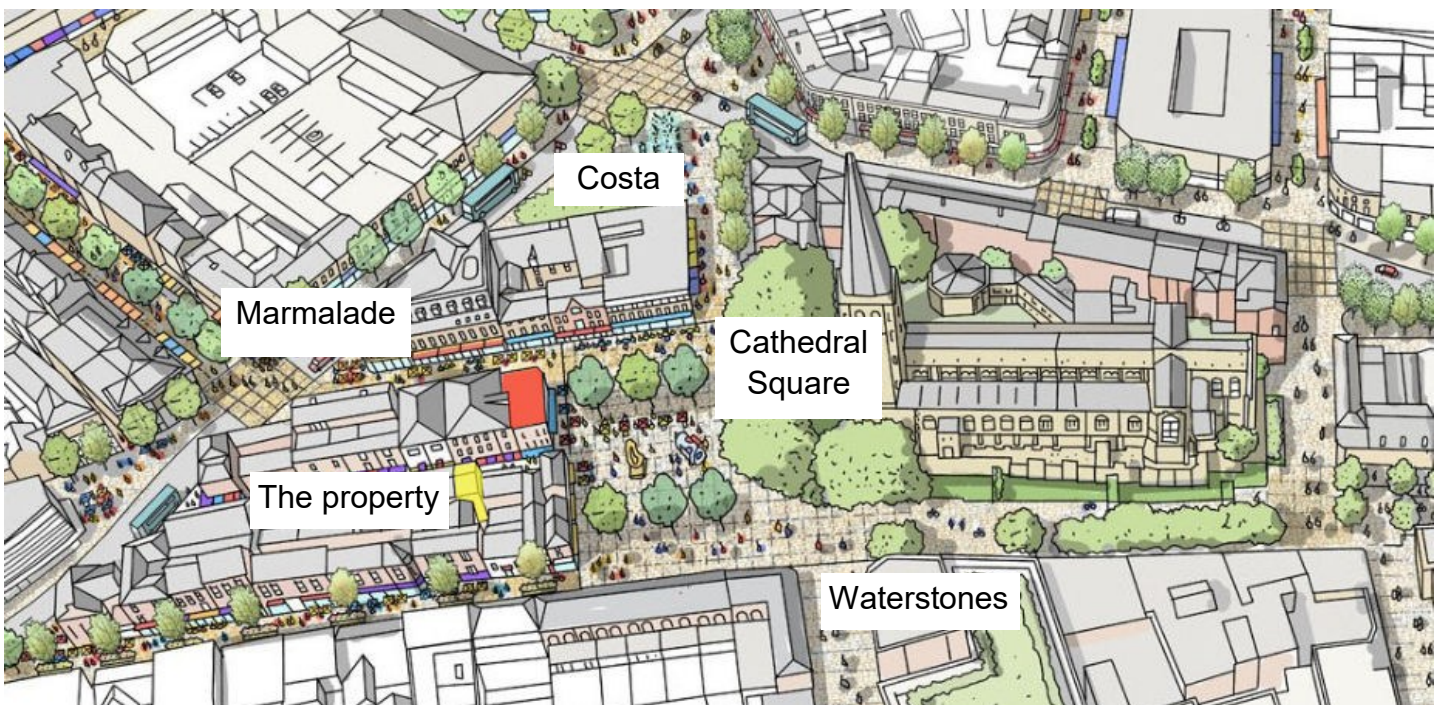
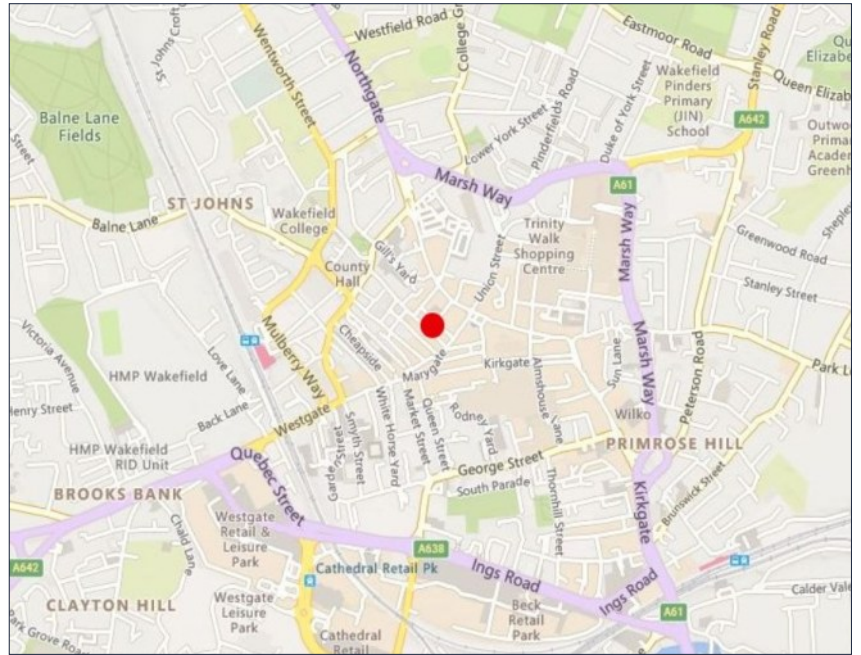
The accommodation provides an open plan ground floor retail area with the first and second floors being partitioned to provide private treatment rooms and a basement retail area with store.

Kitchen and Wc facilities are situated on the second floor.

LOCATION

Over recent years this part of the city has become very popular with a good mix of High Street names and specialist local businesses. Bread Street is situated just off Cross Square which is soon to be part of the City Centre Regeneration programme, which will create a large outdoor event space. Therefore making this a superb trading position in an up and coming part of the city.

Local retailers include Frank Birds Menswear, Costa Coffee, Cafe 19, Mocca Moocho Café and Tet Restaurant.

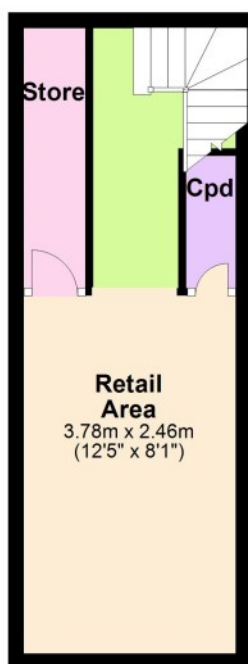


ACCOMMODATION

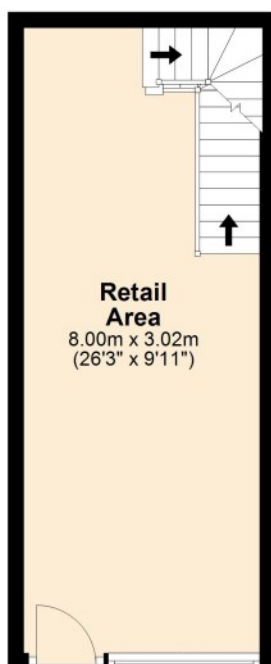
Ground Floor Sales:	215 sq ft	(19.94 sq m)
First Floor Sales:	140 sq ft	(13.00 sq m)
First Floor Treatment Room:	91 sq ft	(8.45 sq m)
Second Floor Treatment Room:	112 sq ft	(10.40 sq m)
Kitchen:	30 sq ft	(2.78 sq m)
Lower Ground Floor:	100 sq ft	(9.29 sq m)
Store:	23 sq ft	(2.13 sq m)
Plus Kitchen & WC's		

Total Net Internal Area: 751 sq ft (69.77 sq m)

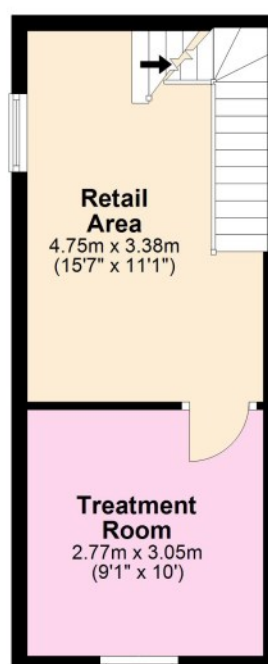
Basement



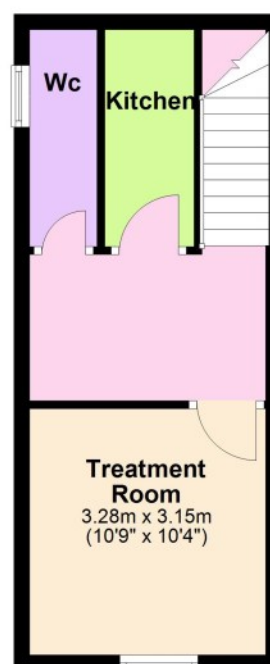
Ground Floor



First Floor



Second Floor



SUMMARY

SIZE	751 sq ft (69.77 sq m)
RENT	£14,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£2,900
SMALL BUSINESS RATES RELIEF	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	E107



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 created June 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.