



15 Northgate, Wakefield WF1 1HD

TO LET

Prime Retail Unit

1,576 Sq Ft
(146 Sq M)

DESCRIPTION

This is a superb retail unit in a prime pedestrianised location adjoining both Costa Coffee and Paddy Power. This former clothing retail shop would prove ideal for a similar use, but could easily be adapted into either a hair or beauty salon.

Internally, the premises are broadly rectangular with an open staircase to the first floor where there is a substantial sales area/store with wc facilities off.

- ✓ **Superb location adjoining Costa Coffee and Paddy Power**
- ✓ **Very generous first floor sales area**
- ✓ **Flexible open plan space**
- ✓ **Close to the Bull Ring and the Cathedral**

LOCATION

This is arguably one of the best trading locations in the city centre benefiting from excellent footfall seven days a week. Being just a few paces away from the Bull Ring and opposite Virgin Bank and the Cathedral, this really is a very central trading location in the heart of the city centre.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	592	55
First Floor	984	91
Total	1,576	146

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

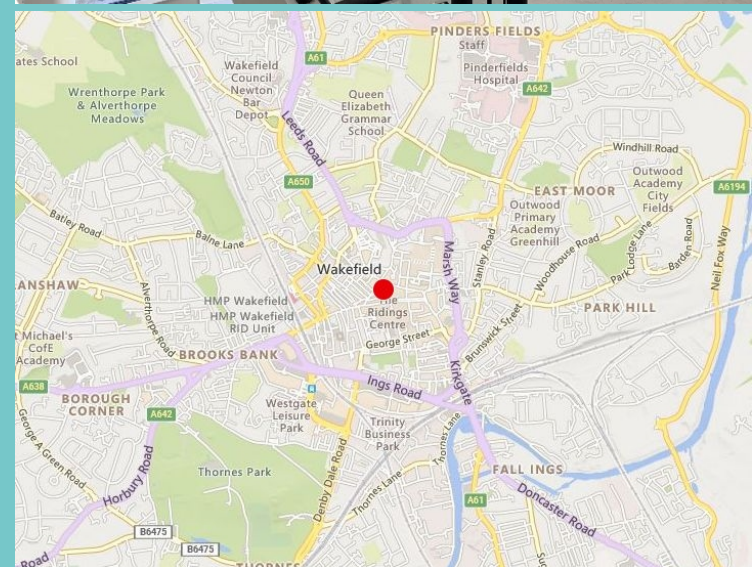
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is offered by way of a new Full Repairing and Insuring lease for a term to be decided.

EPC The property has an EPC rating of D (91).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Matthew Procter
0113 887 6708
mprocter@lsh.co.uk

Grace King
0113 887 6706
gking@lsh.co.uk