



2A Bull Ring, Wakefield WF1 1HA

**TO LET**

Prime Office or Retail Unit with Upper Parts

982 Sq Ft  
(91 Sq M)



## DESCRIPTION

This is a centrally located retail unit having the benefit of useful upper parts, being situated in what is one of Wakefield's most prestigious buildings. In addition, the site is in the midst of Wakefield's cafe bar culture overlooking the Bull Ring. The property includes laminate flooring, feature lighting and 3 x wc's on the first floor.

- ✓ **Part of a prestigious building**
- ✓ **Very well presented internally**
- ✓ **Prime city centre location**
- ✓ **Upper parts**
- ✓ **WC and kitchen facilities**
- ✓ **Excellent pedestrian footfall**

## LOCATION

Situated in this near prime position close to the busy junction of the Bull Ring and Northgate, the premises benefit from good passing pedestrian flow. The nearby pedestrian crossing leads into the main pedestrian area of the city and the Trinity Shopping Centre.

Nearby occupiers include Qubana Bar & Grill, Reeds Rains Estate Agents, The Trafford Arms and Iris Restaurant.

## ACCOMMODATION

| Net Internal Areas | sq ft      | sq m      |
|--------------------|------------|-----------|
| Ground Floor       | 531        | 49        |
| First Floor        | 451        | 42        |
| <b>Total</b>       | <b>982</b> | <b>91</b> |

## 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.

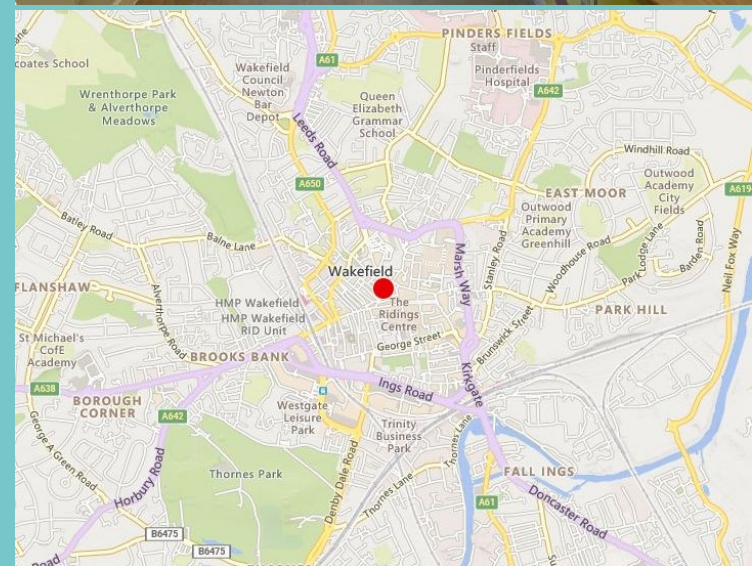
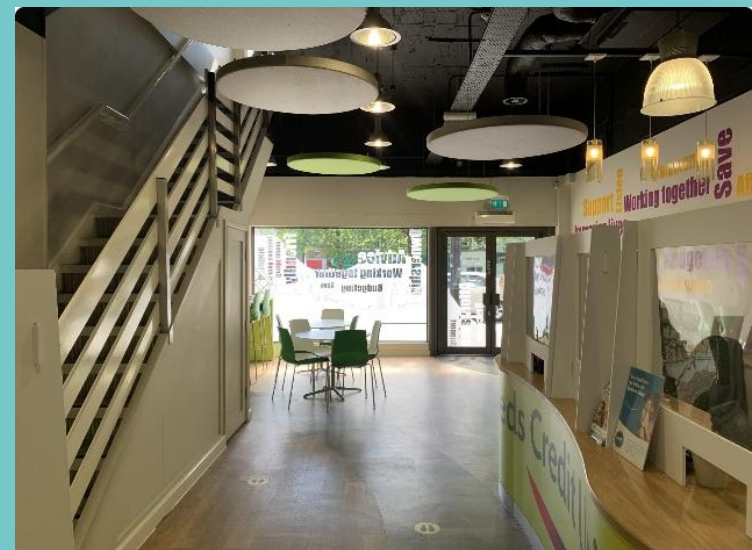
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be decided.

**EPC** The property has an EPC rating of C (74).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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