

TO LET

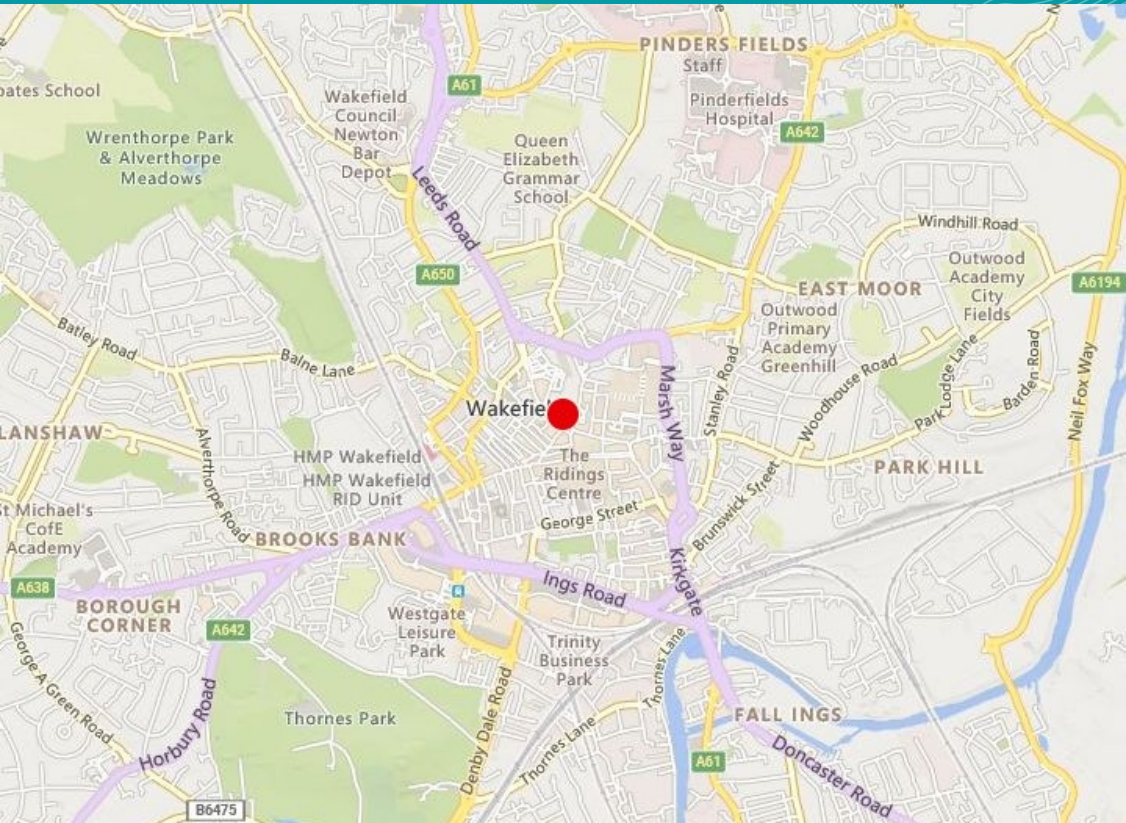
- ✓ Prominent corner position
- ✓ WC facilities
- ✓ Modern shop front
- ✓ Located within Wakefield's restaurant hub
- ✓ Excellent display windows
- ✓ Useful rear access door



56 Northgate, Wakefield WF1 3AN

Self-Contained Ground Floor Unit

948 Sq Ft
(88 Sq M)



DESCRIPTION

The property comprises a self-contained ground floor unit occupying a very busy trading position just off the Bull Ring in the centre of Wakefield. Internally, the property offers a broadly open plan retail space with toilet facilities off to the rear and hot & cold air conditioning.

The double shop front with a corner return offers excellent window displays and a double width door makes this an ideal unit for retailing larger goods such as furniture.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Retail Area	790	73
Office / Store	62	6
Store	50	5
Kitchen	46	4
Total	948	88

LOCATION

The property is situated in an extremely prominent trading position at the bottom of Northgate, overlooking the Bull Ring in the heart of the city centre, and is just a few minutes walk from the bus station, the indoor market and both the Ridings and Trinity Walk shopping centres.

TERMS

The premises are available by way of a Full Repairing & Insuring lease for a term to be decided.

RENT

£25,000 per annum

BUSINESS RATES

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

VAT

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

EPC

The property has an EPC rating of D (76).

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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