

# PROMINENT CORNER UNIT TO LET

**Vickers**  
carnley



56 Northgate, Wakefield, WF1 3AN

- 948 sq ft / 88.07 sq m
- Prominent corner position
- Wc facilities
- Modern shop front
- Located within Wakefield's restaurant hub
- Excellent display windows
- Useful rear access door



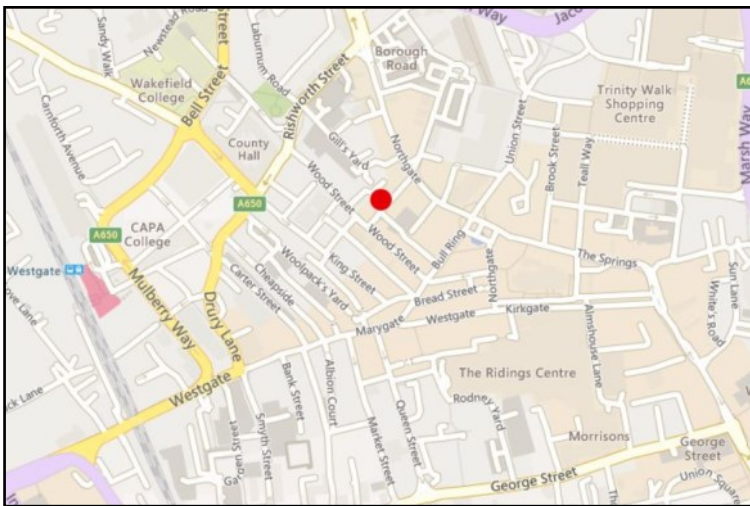
## DESCRIPTION

The property comprises of 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 con. The double shop front with a corner return offers excellent windows displays and a double width door makes this an ideal unit for retailing larger goods such as furniture. Alternatively, being situated in Wakefield restaurant district the unit may be suited to a café/restaurant use.

Other nearby operators include the Qubana restaurant, Robatary, Rustico, Richard Kendalls, Manning Stainton & Paddy Power.

## 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.



## ACCOMODATION

Retail Area-

Gross Frontage- 28ft

Internal Width (average) - 23ft

Depth - 34ft 4in

Total Retail Area- 790 sq ft (73.39 sqm)

Office/Store- 6ft 4in x 9ft 9in =62 sq ft

Store- 5ft 2in x 9ft 9in = 50 sq ft

Kitchen- 4ft 9in x 9ft 9in = 46 sq ft

**Net Internal Area- 948 sq ft (88.07 sqm)**

plus Wc

## LEASE

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

## RENTAL

£25,000 per annum

## RATES

We understand from the VOA website that the property currently has a rateable value of £21,000. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

## SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

## LEGAL COSTS

Each party is responsible for their own legal costs.

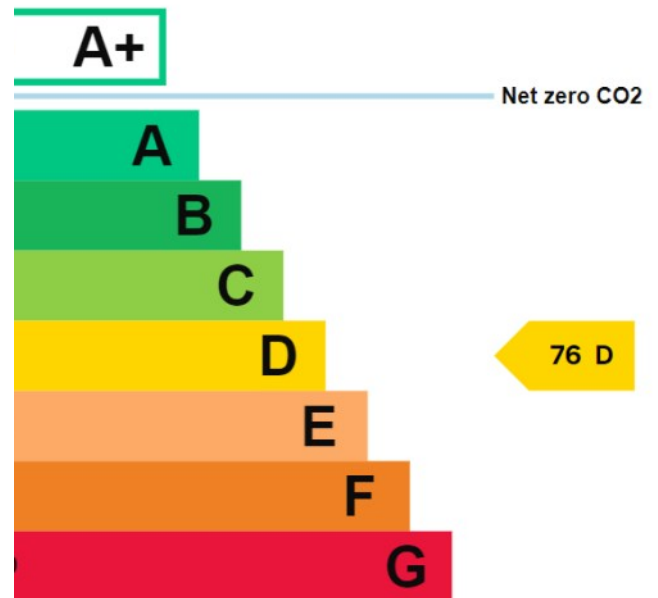
## VAT

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our

Property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

Based on the rating and score, the lower your property's carbon footprint, the better it is to be.

### 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 updated February 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.