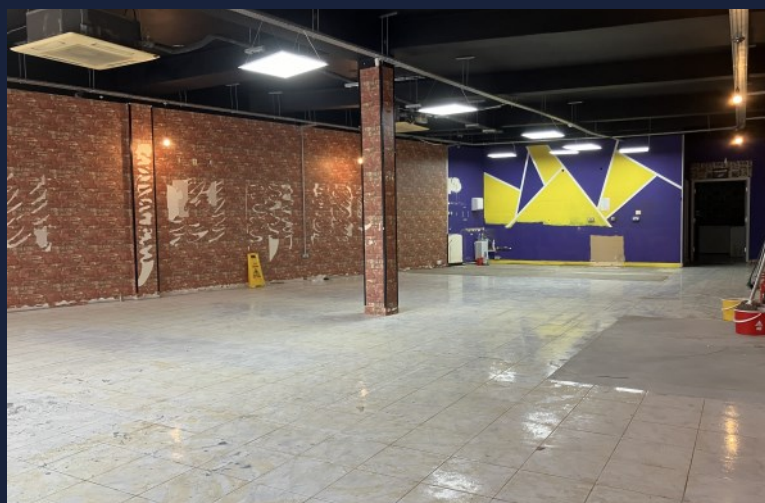


DOUBLE FRONTED RETAIL UNIT TO LET



44-46 Northgate, Wakefield, WF1 3AN



- 2,009 sq ft (187 sq m)
- Excellent frontage
- Ready for immediate occupation
- Close to WMDC's newly developed creative hub and leisure venue
- Convenient for all the cities amenities

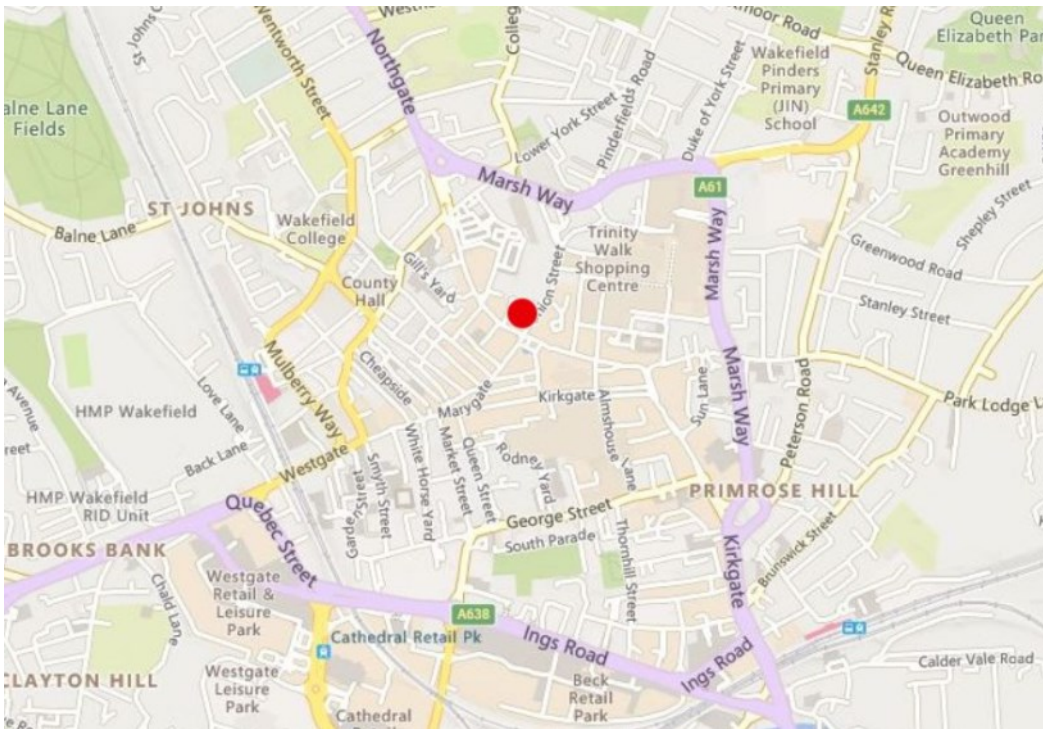
DESCRIPTION

This is a very prominent double fronted retail unit offering a broadly open plan sales area with additional storage and Wc facilities to the rear. Double doors lead out to a rear service yard.

The premises benefit from having air conditioning, laminate flooring to most areas and electric security shutters to the front.

LOCATION

The premises occupy a visible trading position fronting onto the Bull Ring and to Northgate. Both Trinity Walk and The Ridings Shopping Centre are just a short walk away as is the bus station. This part of the city benefits from having a good mixture of well established retailers, food operators and professional office users and would therefore suit a similar business.



ACCOMMODATION

Internal frontage - 34'

Shop depth - 63'

Average shop width - 28'

Sales area - 1,764 sq ft

Includes rear store (14ft x 6ft)

Rear staff area - 17ft x 14ft = 245 sq ft

Total area = 2,009 sq ft (Including Wc's)

SUMMARY

SIZE	2,009 sq ft (187 sq m)
RENT	£32,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£31,500
SMALL BUSINESS RATES RELIEF	Not applicable. 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	C-75



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 updated 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.