

# TWO STOREY RETAIL UNIT TO LET



72 Northgate, Wakefield, WF1 3AY



- 1,145 sq ft (106 sq m)
- Visible trading location
- Gas central heating and air conditioning
- Excellent car parking close by
- Bus station is just a short walk away

## DESCRIPTION

This is a prominently located retail unit with the added benefit of having useful upper parts. Internally, the premises have been newly decorated and have both gas central heating and air conditioning. The ground floor is mainly open plan with storage to the rear, the stairs lead to the first floor giving access to both the Wc facilities and kitchen.

## LOCATION

The premises occupy a very visible trading location fronting onto Northgate. This part of the city centre is now considered a popular food hub with nearby traders including Fino Pizzeria & Cicchetti, Rustico's, Robatory and Sofra Turkish & Grill. This part of town is well served by both on street car parking and several large car parks, as well as the bus station all within a few minutes walk away.



## ACCOMMODATION

GF Retail parts - 26ft 7in x 17ft = 452 sq ft

Rear store - 13ft x 10ft = 130 sq ft

FF Gross internal area - 32ft 2in x 17ft 6in = 563 sq ft

Includes kitchen and Wc facilities

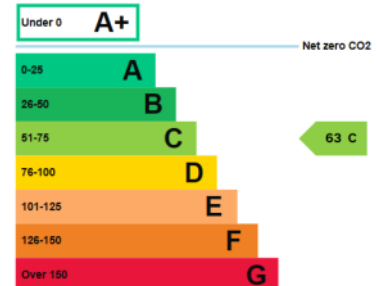
**Total net area = 1,145 sq ft (106 sq m)**

## SUMMARY

<b>RENTAL</b>	£17,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	Awaiting assessment.
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.

## Energy rating and score

This property's energy rating is C.



## VIEWINGS & FURTHER INFORMATION



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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.