

DOUBLE FRONTED RETAIL UNIT

TO LET



44-46 Northgate, Wakefield City Centre, WF1 3BJ



- 2,009 sq ft (186.64sq m)
- Well presented throughout
- Excellent dual frontage onto Northgate
- Ready for immediate occupation
- Close to WMDC's newly developed creative hub and leisure venue
- Convenient for all the cities amenities.
- Air conditioning

DESCRIPTION

This is a very prominent double fronted retail unit offering a well presented, modern dual retail area which could remain or can be opened up to provide a larger open plan sales area.

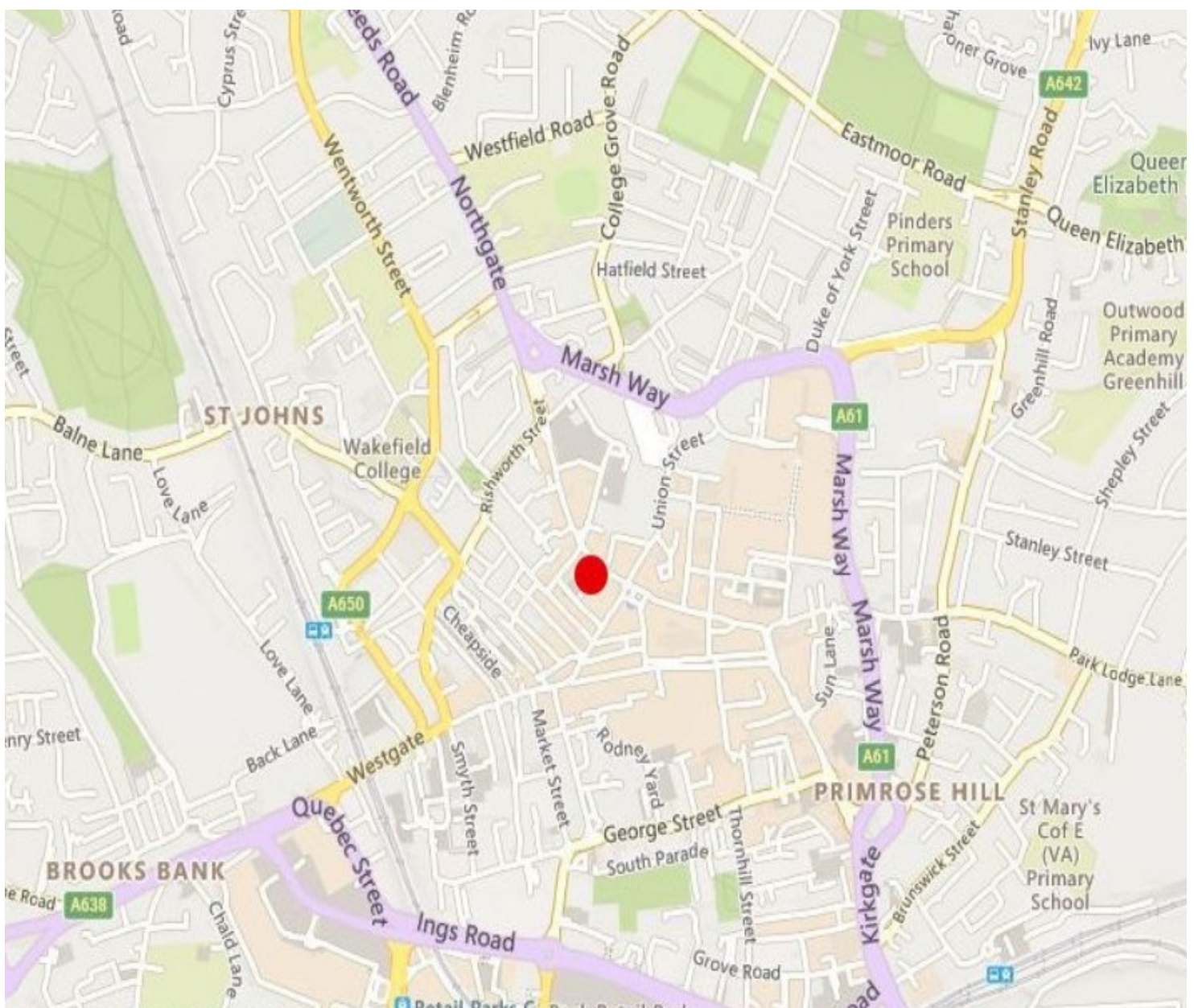
Kitchenette and Wc facilities to the rear. Double doors lead out to a rear service yard.

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

The property would suit a variety of users such as coffee/cafe shop, retail, clinic, leisure to name but a few.

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

RENT	£32,000 per annum. The first quarters rent is payable in advance.
RATEABLE VALUE	£34,500
BUILDINGS INSURANCE	To be confirmed
BOND	Equivalent to 3 months rent to act as a bond.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	To be confirmed

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 created June 2026 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.