CARTER TOWLER
Chartered Surveyors

To Let



20 Kirkgate

Wakefield, WF1 1SP

PROMINENT RETAIL PREMISES

- Central Wakefield location
- Suitable for various uses (STP)
- Adjacent to M&S

1,107 sq ft
(102.84 sq m)

0113 2451447

www.cartertowler.co.uk

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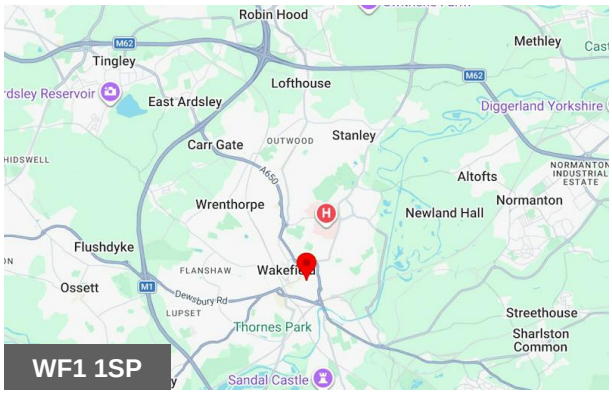
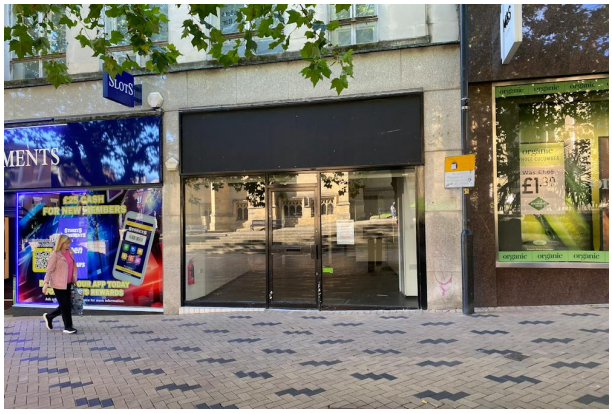
Summary

Available Size	1,107 sq ft
Rent	£20,000 per annum
Rates Payable	£3,046 per annum Allowing for small business rate relief
Rateable Value	£13,750
VAT	Applicable. The property is elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)







Description

The property occupies a highly prominent location in the centre of Wakefield and comprises a ground floor retail shop with excellent window frontage on to Kirkgate. The unit is predominantly open plan with staff facilities and storage to the rear. The unit benefits from a 3 phase electric supply.

Location

Kirkgate is a high profile and busy location being close to Trinity Walk Shopping Centre, The Ridings Shopping Centre and Wakefield's established leisure circuit. Wakefield Bus Station is very close to the unit as are a number of car parking options. Nearby occupiers include M&S and Boots.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £20,000 per annum exclusive of business rates, service charge, insurance, utility costs, VAT and all other outgoings.

Planning

We understand the property has Class E planning consent however advise interested parties to make their own enquiries with the local authority.

Viewing & Further Information



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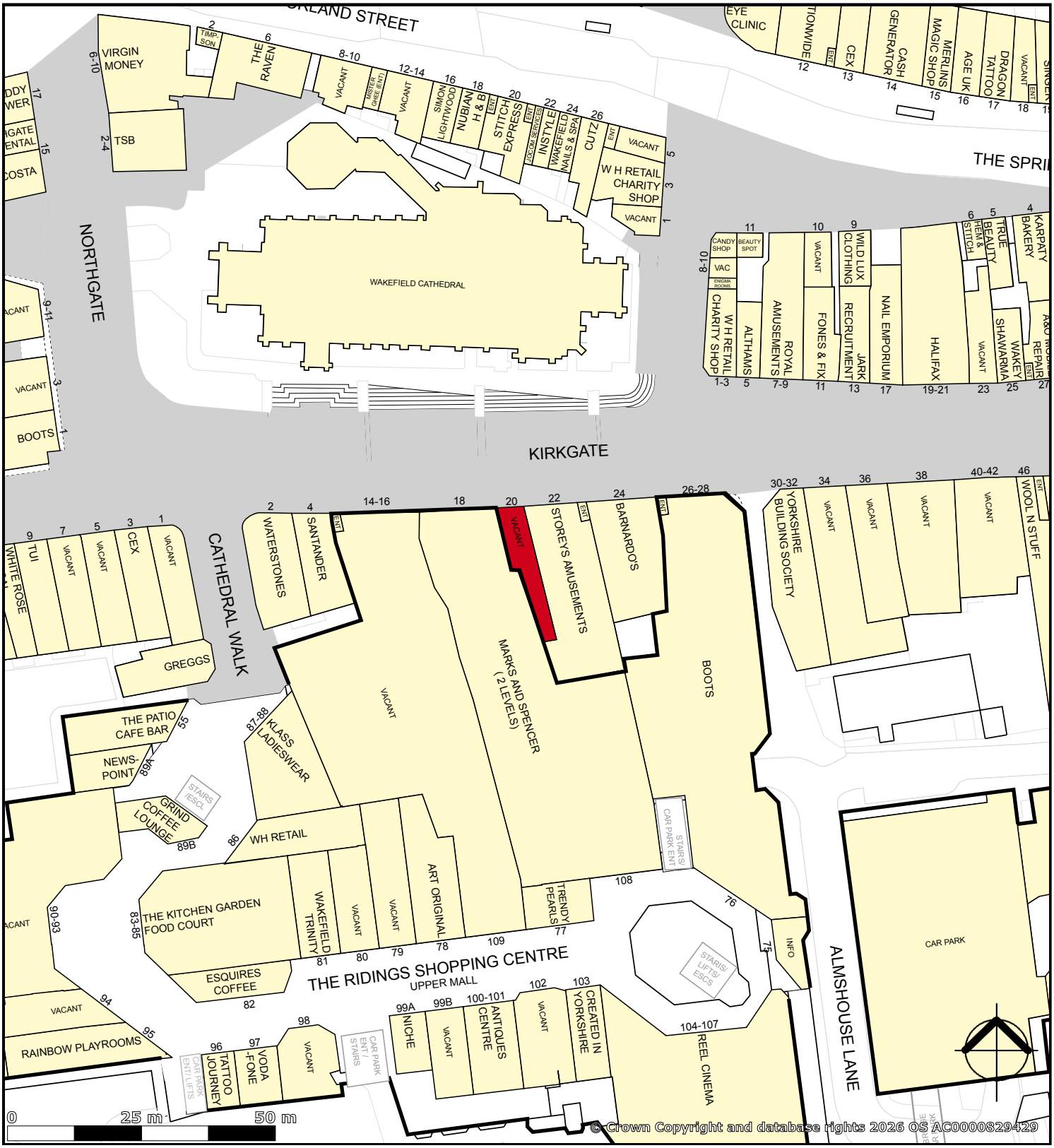

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Plotted Scale - 1:1,000

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